



Main Street, Stapenhill



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Guide price £135,000



Key Features

- Exceptional Terraced Home
- Refurbished Throughout
- Attractive & Convenient Location
- Opposite Stapenhill Water Gardens
- New Kitchen, Bathroom & Boiler
- Two Large Bedrooms
- EPC rating C
- Freehold





A superbly renovated mid terraced home in this very attractive and convenient location. Standing opposite Stapenhill Water Gardens the property is on very close proximity to local facilities and amenities whilst being within a mile of Burton town centre. The property has undergone comprehensive refurbishment within the inclusion of a new boiler and a new damp course. In brief the accommodation comprises: - reception hall, open plan lounge diner, recently fitted breakfast kitchen and on the first floor a landing leads to two large double bedrooms and a good sized shower room. Externally there is an enclosed rear garden.



Accommodation In Detail

Upvc entrance door leading to:

Reception Hall

having staircase rising to first floor.

Lounge 4.13m x 3.47m (13'6" x 11'5")

having bay window to front elevation, one central heating radiator, wood effect laminate flooring and arched opening through to:

Dining Area 4.16m x 3.43m (13'7" x 11'4")

having understairs store cupboard, wood effect laminate flooring, one central heating radiator and opening through to:

Kitchen 4.12m x 3.4m (13'6" x 11'2")

having been recently re-fitted - acrylic sink with waste sink set into a marble effect work top with matching splashbacks, fitted base cupboards and drawers, matching high gloss wall mounted units, built-in oven with gas hob and extractor canopy over, concealed boiler, appliance space, wood effect laminate flooring, window to rear elevation and double glazed French doors opening out to the rear garden.

On The First Floor



Landing

leading to:

Bedroom One 4.65m x 2.41m (15'4" x 7'11")

having one central heating radiator and window to front elevation.

Bedroom Two 4.17m x 2.76m (13'8" x 9'1")

having one central heating radiator and window to rear elevation.

Shower Room 3.49m x 2.4m (11'6" x 7'11")

having been refurbished - double width shower cubicle, wash basin set into vanity unit, wc, marble effect flooring, marble effect aqua panelling to walls, window to rear elevation and one central heating radiator.

Outside

To the rear of the property there is a hard-standing/patio area with a short flight of steps leading to an enclosed garden area with raised ornamental border.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

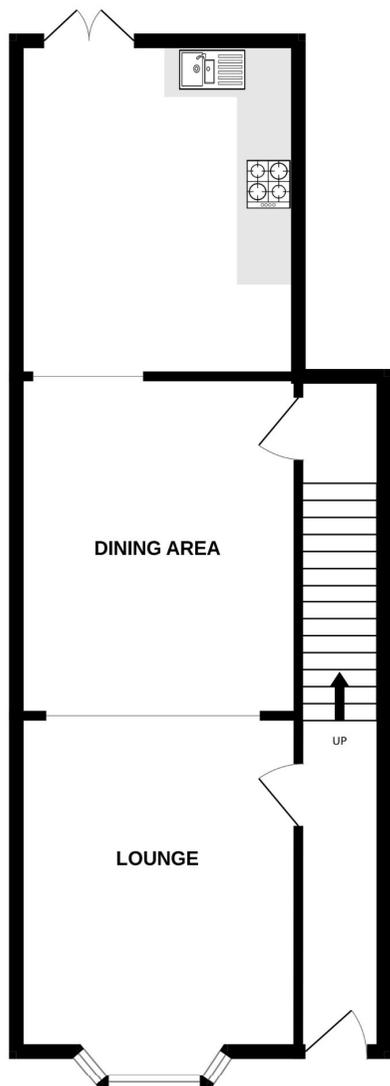
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

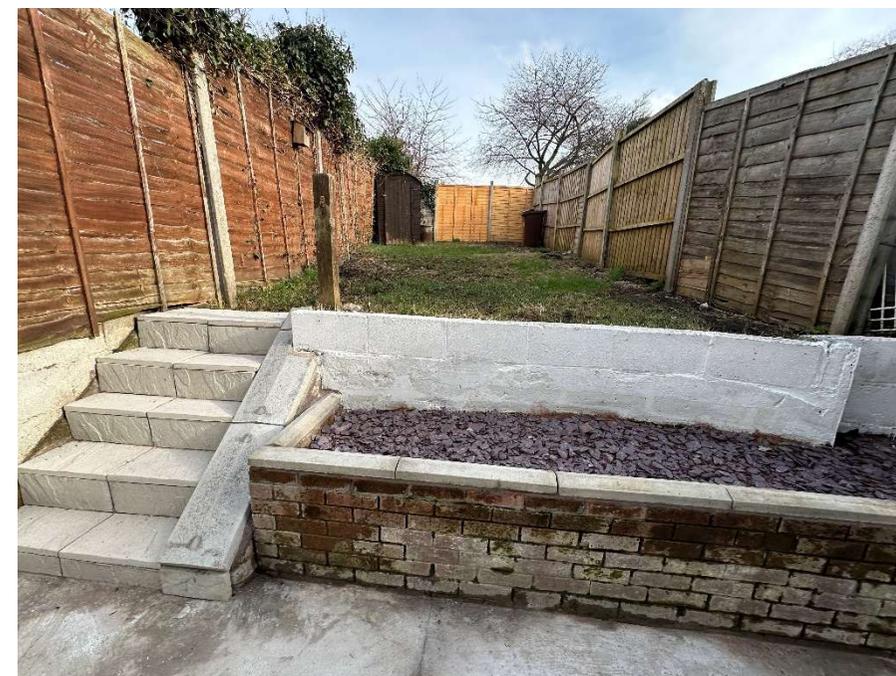
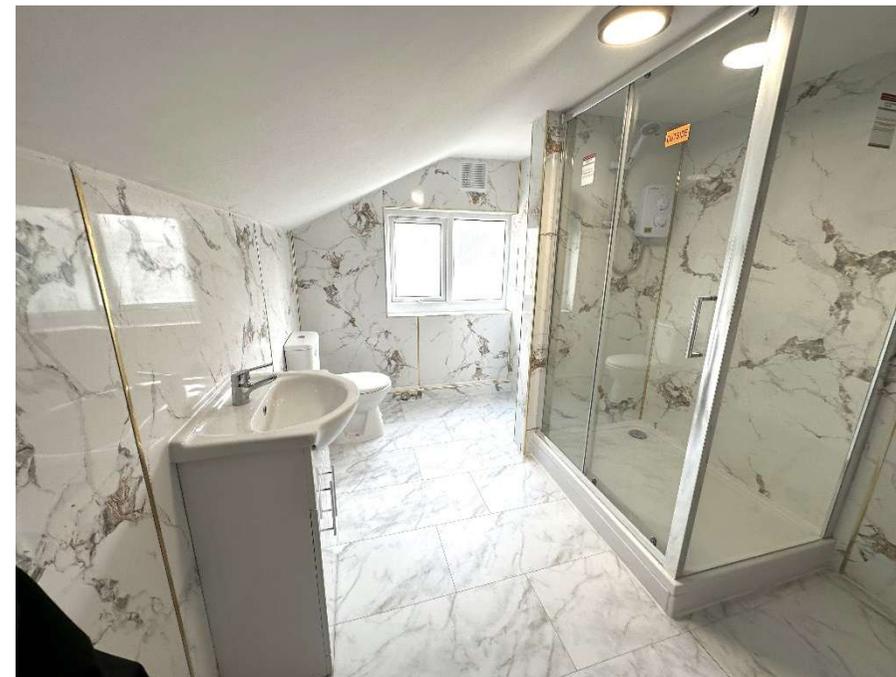
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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