



Harwood Avenue, Branston,
Burton-on-Trent



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£209,995



Key Features

- Three Bedroomed Semi Detached Home
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Substantial Ground Floor Rear Extension
- Pleasant Enclosed Newly Landscaped Garden
- Immediate Vacant Possession
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home located in the ever popular area of Branston. Benefitting from gas fired central heating and Upvc double glazing the home is of good proportions and in brief comprises: - entrance porch, entrance hall, kitchen with useful understairs store/pantry off, large extended lounge/diner and on the first floor a landing leads to two double bedrooms, one single bedroom and family bathroom. Outside to the front is a fore garden with an adjacent driveway providing ample parking, to the rear is a newly landscaped enclosed garden with patio and lawned areas. At the far extent of the garden is a large, newly constructed composite shed which has electricity supply.

Accommodation In Detail

Half obscure leaded and stain glazed entrance door leading to:

Entrance Porch

having quarry tiling to floor, fitted gas and electric meters and Upvc double glazed entrance door leading to:

Entrance Hall 3.02m x 1.41m (9'11" x 4'7")

having staircase rising to first floor, Upvc obscure glazed window to side elevation, one central heating radiator, fitted smoke alarm and thermostatic control for central heating.

Kitchen 3.01m x 2.75m (9'11" x 9'0")

having a range of cream fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to front elevation, fitted Ideal condensing combi gas fired central heating boiler, plumbing for washing machine, fitted extractor vent and useful understairs store.

Rear Sitting Room

having two double central heating radiators, coving to ceiling, fitted dado rail, feature Adams style fireplace with cream marble backplate and hearth, three centre ceiling roses and Upvc double glazed sliding patio doors opening out to the rear garden.

On The First Floor

Landing

having access to loft via retractable ladder.

Bedroom One

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and useful overstairs storage cupboard.

Bedroom Two

having Upvc double glazed window to rear elevation and useful overstairs storage cupboard.

Bedroom Three 2.38m x 1.83m (7'10" x 6'0")

having Upvc double glazed window to rear elevation, coving to ceiling and one central heating radiator.

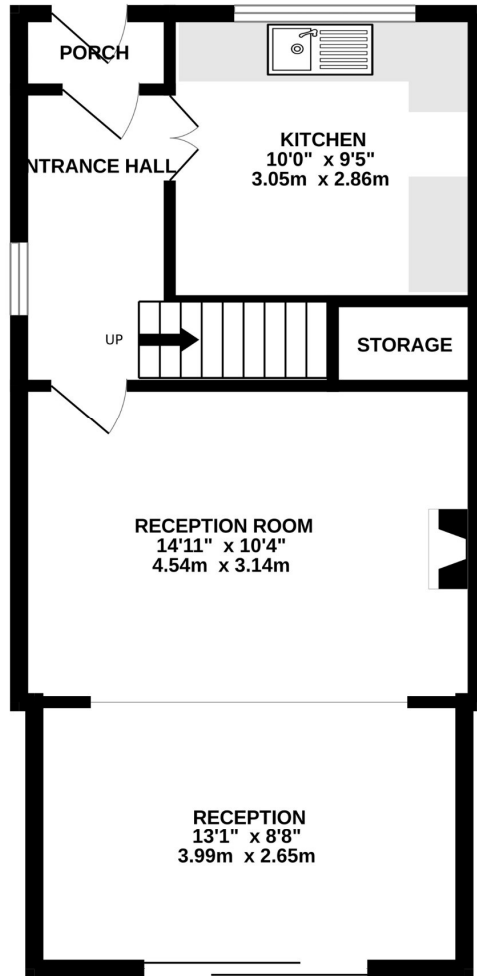
Bathroom

having white suite comprising panelled bath with fitted electric shower over, pedestal wash basin, low level wc, obscure Upvc double glazed window to front elevation, heated ladder chrome towel radiator and coving to ceiling.

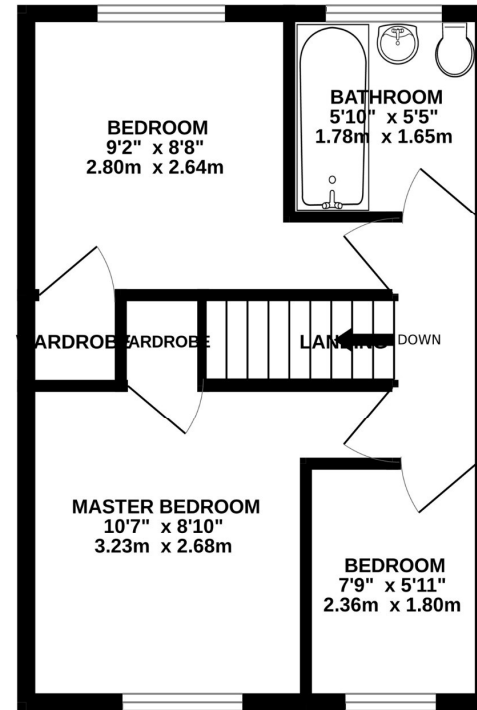
Outside

To the front of the property is a lawned fore garden with an adjacent tarmac driveway providing ample parking. To the rear is a pleasant well fenced garden with various patio areas and shaped lawn. There is a newly constructed large composite shed which also has electric supply.

GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		87
B		
(69-80)	71	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

