



Branston Road, Burton-on-Trent



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£140,000



Key Features

- Outstanding Terraced Home
- Prominent Location
- Garden To Rear With Large Shed/Workshop
- Triple Glazing To Front
- Very Well Appointed Accommodation
- Two Reception Rooms
- EPC rating E
- Freehold





A particularly well presented mid terraced home in this prominent location on the outskirts of Burton town centre. The property is presented to an excellent standard with the benefit of gas fired central heating, double and triple glazing and a substantial shed/workshop. In brief the accommodation comprises: - front sitting room, dining room, well appointed kitchen and on the first floor a landing leads to two bedrooms and a well appointed bathroom.

Accommodation In Detail

Entrance door with window over leading to:

Lounge 3.42m x 3.4m (11'2" x 11'2")

having wood effect laminate flooring, two wall light points and Edwardian style fireplace with slate effect inserts and hearth housing a coal effect gas fire.

Dining Room 3.4m x 3.68m (11'2" x 12'1")

having wood effect laminate flooring, one central heating radiator and window to rear elevation.

Lobby Area

having understairs storage cupboard.

Kitchen 3.79m x 1.85m (12'5" x 6'1")

having stainless steel sink with mixer tap inset into wood effect roll edged work top with tiled surrounds, four ring gas hob with built-in oven under and extractor canopy over, ample range of base cupboards and drawers, appliance space for washing machine and fridge/freezer, matching wall mounted cupboards including two glass fronted display cabinets, one central heating radiator, windows to rear and side elevations and door to side.

On The First Floor

Landing

leading to:

Bedroom One 3.41m x 3.5m (11'2" x 11'6")

having one central heating radiator, store cupboard and window to front elevation.

Bedroom Two 3.69m x 2.5m (12'1" x 8'2")

having one central heating radiator and window to rear elevation.

Bathroom

having bath, wc, wash basin with cupboard under, tiling to walls, ladder style radiator, wood effect flooring, window to rear elevation and built-in cupboard housing the gas fired boiler.

Outside

To the rear of the property is a patio area and a substantial shed/workshop with Upvc double doors to front and window to rear. To the rear of the shed is a further garden area part being paved and rest gravelled for ease of maintenance.

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

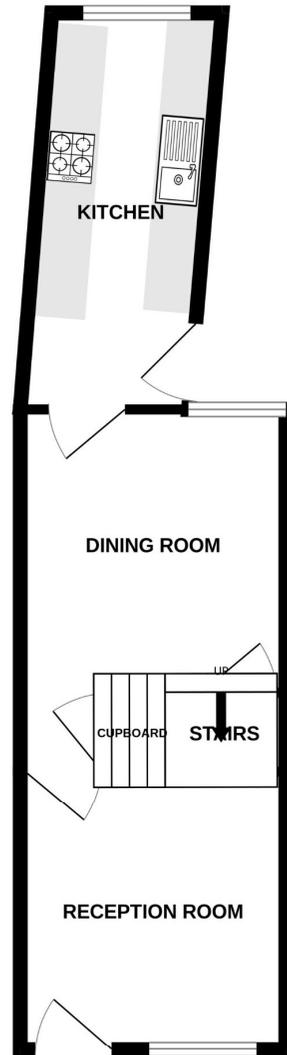
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

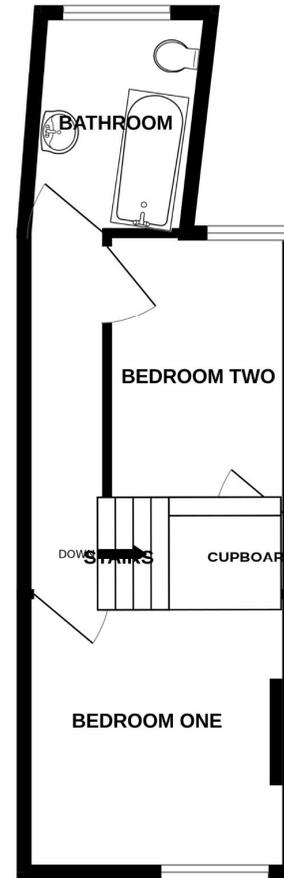
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.



GROUND FLOOR



1ST FLOOR



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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