



Belvedere Road, Burton-on-Trent



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£190,000



Key Features

- Substantial Period Home
- Popular Well Established Location
- Very Well Presented Throughout
- Good Sized Gardens
- Three Reception Rooms
- Three Bedrooms
- EPC rating D
- Freehold





An exceptionally well presented semi detached home in this well regarded and well established location. Complemented by a good sized enclosed garden to the rear the property offers generous accommodation having been extended to the rear. In brief the accommodation comprises: - reception hall, lounge, living room, kitchen, large family room and on the first floor a landing leads to three good sized bedrooms, bathroom and separate wc. Externally there is a small fore garden and to the rear is a good sized established garden.

NB. The property is next door to a petrol station.

Accommodation In Detail

Upvc entrance door leading to:

Reception Hall

having built-in meter cupboard, wood effect laminate flooring, understairs store cupboard and glazed panelled doors to reception rooms.

Lounge 4.21m x 3.26m (13'10" x 10'8")

having feature fireplace with marble hearth and inserts with polished wood surrounds, coving to ceiling, centre ceiling rose, wide bay window and one central heating radiator.

Kitchen 4.04m x 2.56m (13'4" x 8'5")

having wood effect laminate flooring, stainless steel sink with mixer tap set into wood effect work top, appliance space for washing machine, fridge and cooker, extractor canopy, base cupboards and drawers, matching wall mounted units, exposed beams to ceiling, one central heating radiator, window to side, part glazed door to side and glazed panelled doors opening into the family room.

Living Room 3.34m x 4.23m (11'0" x 13'11")

having feature marble fireplace and hearth, windows to side and rear elevations, one central heating radiator, glazed panelled door to kitchen and coving to ceiling.

Family Room 5.9m x 3.71m (19'5" x 12'2")

having windows to side and rear elevations, one central heating radiator and recessed ceiling lights.

On The first Floor

Split Level Landing

leading to:

Bedroom One 3.84m x 3.25m (12'7" x 10'8")

having one central heating radiator, window to front elevation and built-in furniture comprising three double wardrobes with storage cupboards over, dresser with drawers under.

Bedroom Two 3.33m x 3.37m (10'11" x 11'1")

having one central heating radiator and window to rear elevation.

Bedroom Three 3.42m x 2.84m (11'2" x 9'4")

having one central heating radiator and window to rear elevation.

Bathroom

having three piece white suite comprising bath with electric shower over, wc, wash basin, aqua-panelling to walls, window to side elevation and cupboard housing central heating boiler.

WC

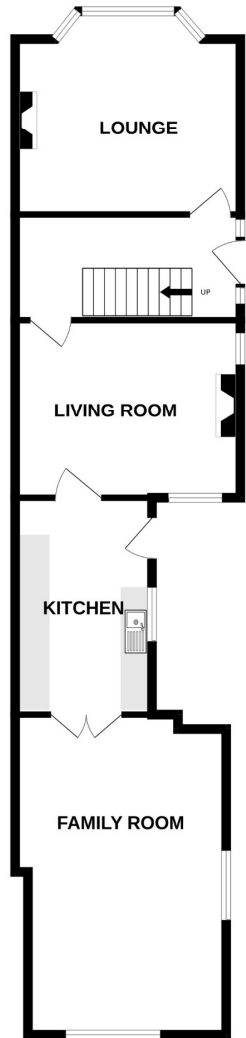
having window to side elevation, wc, wash basin with cupboard under, one central heating radiator and tiling to walls and floor.

Outside

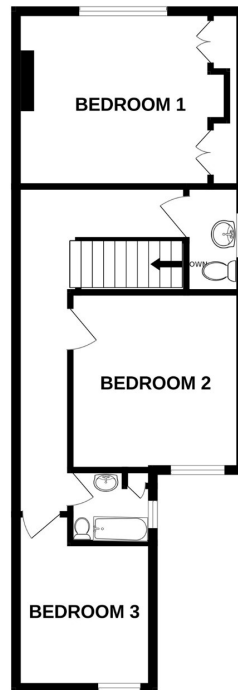
To the front of the property is a walled fore garden area laid to stone, access to side and front door. To the rear is a pedestrian gate which opens onto a good sized rear garden with a handful of established trees including apple tree and a grassed area.



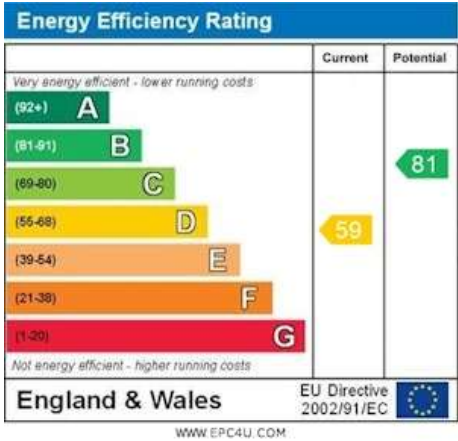
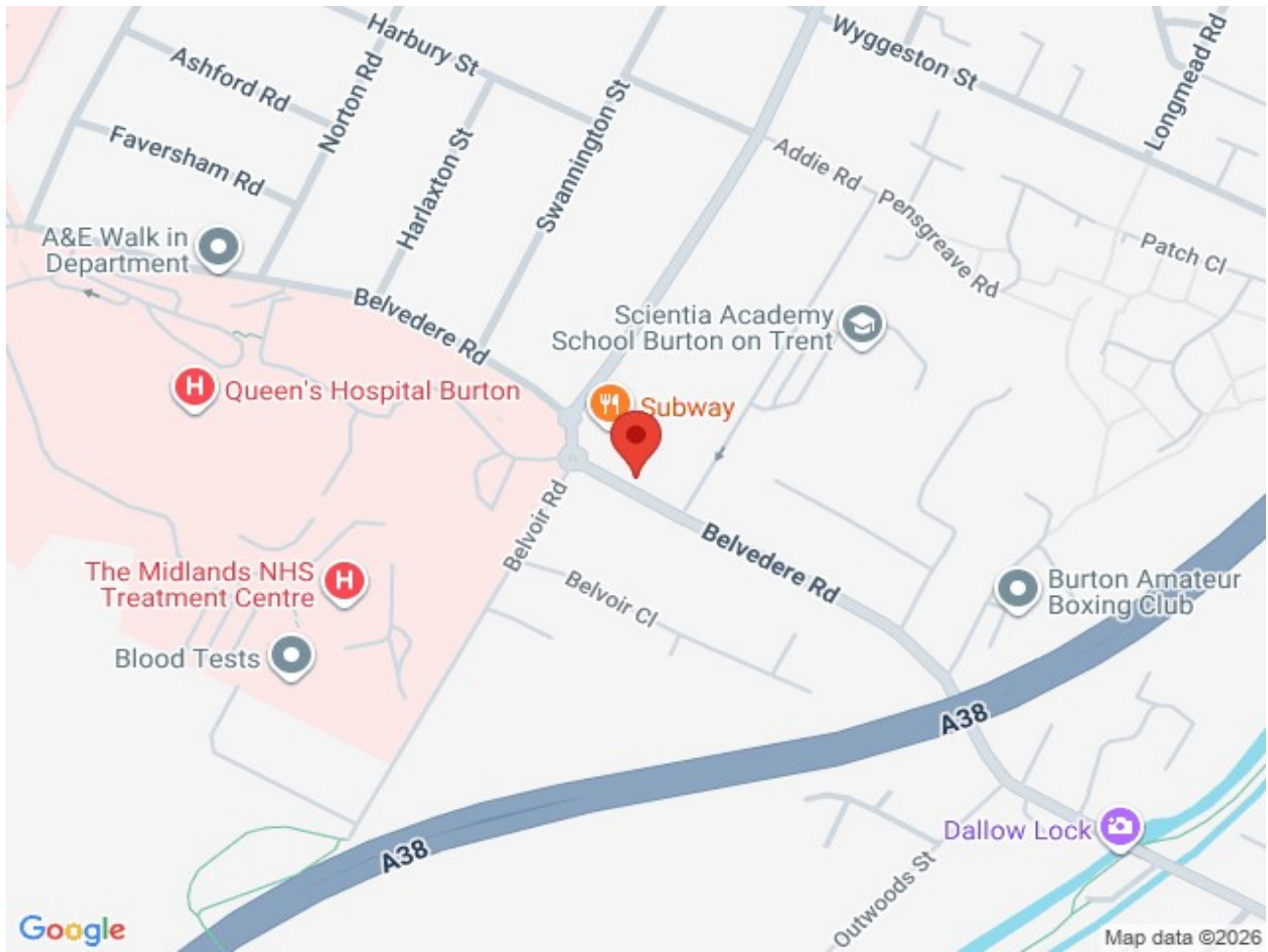
GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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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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

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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.

