



Harwood Avenue, Branston,
Burton-on-Trent



2



1



1

£180,000



Key Features

- Semi Detached Home
- Two Bedrooms
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Competitively Priced For Quick Sale
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this modern two bedroomed semi detached home located in a popular and convenient position close to amenities and facilities. The home is offered with the benefit of immediate vacant possession and in brief comprises: - entrance lobby, large lounge, breakfast kitchen and on the first floor landing leads to two good sized bedrooms and bathroom. Outside there is a hard landscaped fore garden with an adjacent driveway providing ample parking and to the rear is a pleasant enclosed garden with patio and lawned areas.

Accommodation In Detail

Obscure double doors leading to:

Entrance Lobby

having ceramic tiling to floor and leading through to:

Large Sitting Room 3.8m x 4.67m (12'6" x 15'4")

having ceramic tiling to floor, Upvc double glazed window to front elevation, one double central heating radiator, Upvc double glazed window to side, thermostatic control for central heating and open plan staircase rising to first floor.

Breakfast Kitchen 3.04m x 3.8m (10'0" x 12'6")

having a good range of high gloss cream fronted base and wall mounted units with complementary rolled edged working surfaces, integrated dishwasher, five ring gas hob with electric oven under and extractor over, plumbing for washing machine, ceramic tiling to floor, stainless steel sink and draining unit, low intensity spotlights to ceiling, one central heating radiator, Upvc double glazed window to rear elevation and half obscure double glazed door to rear.

On The First Floor

Landing

having access to loft.

Master Bedroom 3.8m x 3.09m (12'6" x 10'1")

having Upvc double glazed window to front elevation, one central heating radiator and built-in wardrobe with hanging and shelving.

Bedroom Two 3.03m x 1.97m (9'11" x 6'6")

having overstairs storage cupboard housing Ideal gas fired central heating boiler, further useful overstairs store cupboard, one central heating radiator and Upvc double glazed window to rear elevation.

Bathroom

having modern white suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, tiling to floor, extensive tiling to two walls, obscure Upvc double glazed window to rear elevation and one central heating radiator.

Outside

To the front of the property is a mainly hard landscaped fore garden with an adjacent driveway providing ample parking. To the rear is a good sized patio area which leads onto a large lawned area, a shed is erected at the far extent of the garden.

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.

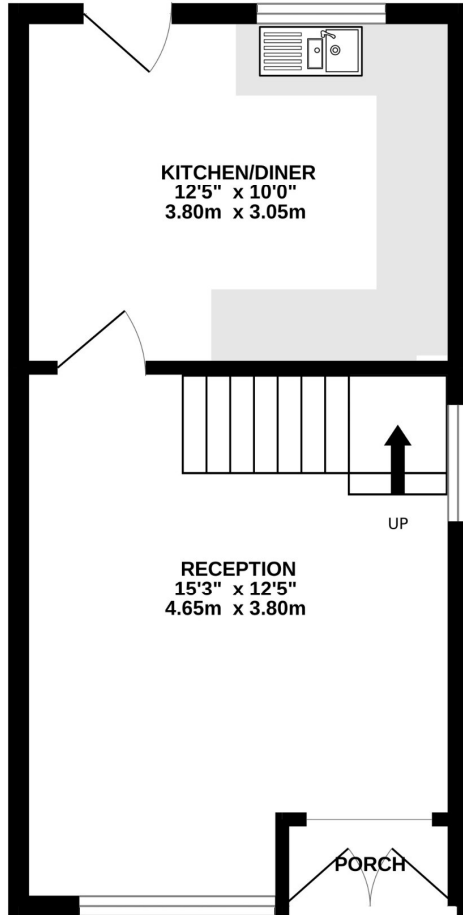
Tenure

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.

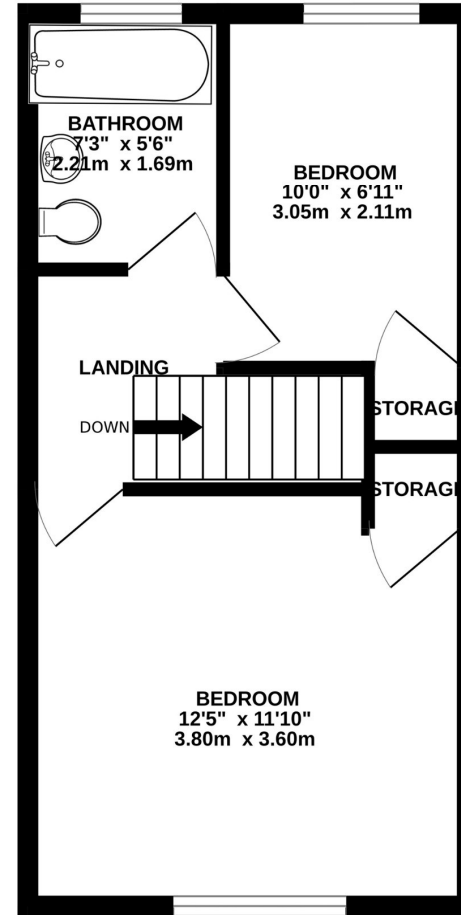
Note

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
315 sq.ft. (29.3 sq.m.) approx.

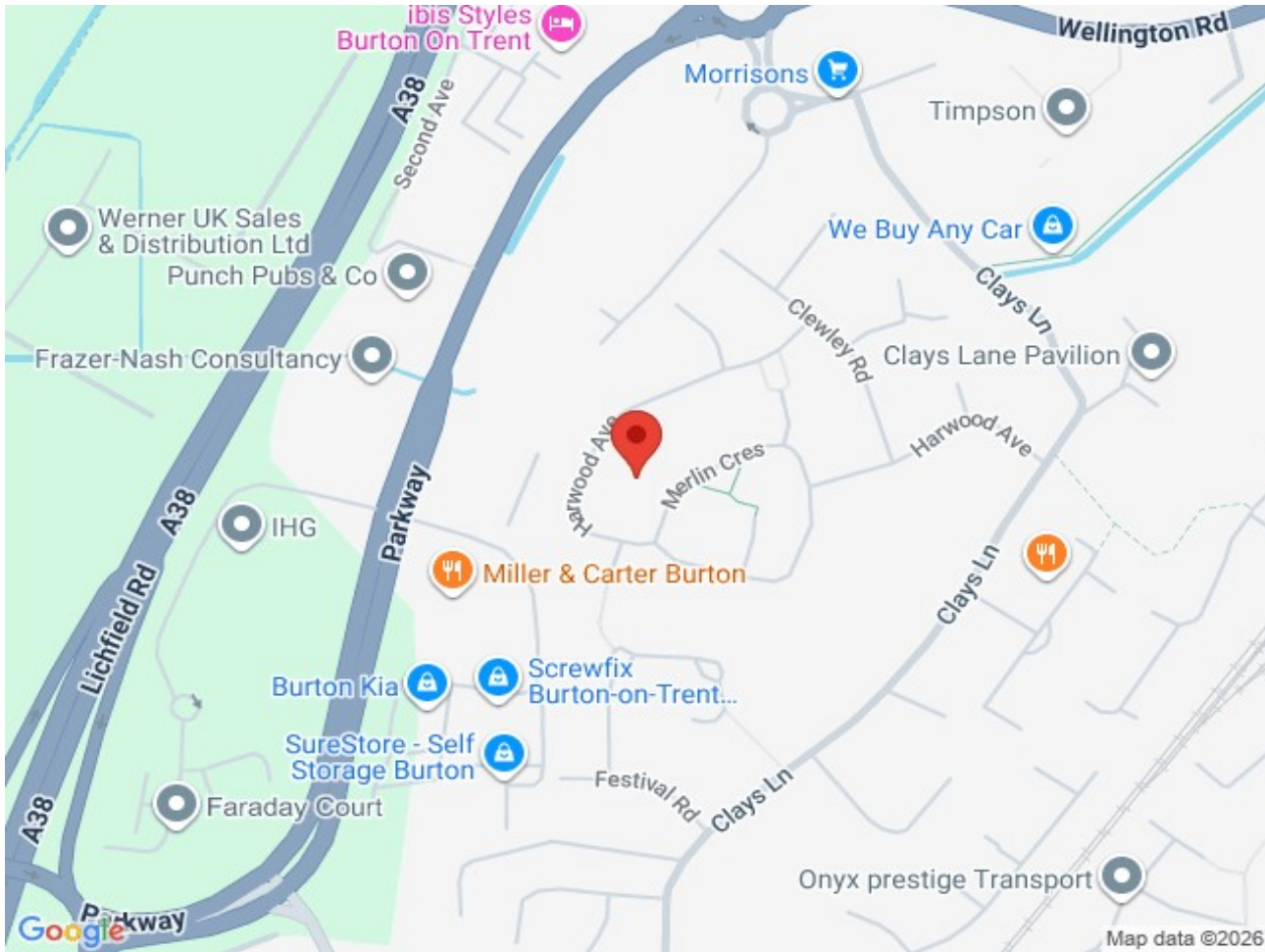


1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 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.
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk