



Upton Drive, Stretton, Burton-on-Trent



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£180,000



Key Features

- Beautifully Presented Modern Home
- Two Good Sized Bedrooms
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Off Road Parking For Two Vehicles
- EPC rating B
- Freehold





Situated in this popular and convenient development this spacious two bedroomed modern end town house has been attractively priced for an early sale. A recommended internal inspection will reveal accommodation which in brief comprises: - entrance hall, guest cloak room, good sized lounge, open plan breakfast kitchen and on the first floor a landing leads to two good sized double bedrooms and bathroom. Outside to the front is parking for two vehicles and to the rear is a pleasant enclosed garden with decking, lawned area and a further patio area.

Accommodation In Detail

Upvc entrance door with obscure visibility lights leading to:

Entrance Hall

having quality fitted oak effect laminate flooring, one central heating radiator, staircase rising to first floor and smoke alarm.

Guest Cloak Room

having twin flush wc, corner wash basin, quality fitted oak effect laminate flooring and one central heating radiator.

Reception Room 4.61m x 2.88m (15'1" x 9'5")

having attractive half panelling to walls, quality fitted oak effect laminate flooring, Upvc double glazed window to front elevation, one double central heating radiator and useful understairs storage cupboard.

Dining Kitchen 3.85m x 2.5m (12'7" x 8'2")

having a good range of mocha coloured base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, quality fitted oak effect laminate flooring, plumbing for washing machine, one central heating radiator, Upvc double glazed window and Upvc double glazed French doors with integrated blinds opening out to the rear decking area.

On The First Floor

Landing

having access to loft.

Bedroom One 2.57m x 3.88m (8'5" x 12'8")

having Upvc double glazed window to rear elevation, one central heating radiator and attractive panelling to walls.

Bedroom Two 2.57m x 3.88m (8'5" x 12'8")

having twin Upvc double glazed windows to front elevation, one central heating radiator and useful overstairs storage cupboard.

Bathroom

having modern white suite comprising panelled bath with thermostatically controlled shower over together with glass and chrome screen, low level wc, pedestal wash basin, slate effect tiling to floor, heated chrome ladder towel radiator, obscure Upvc double glazed window to side elevation and fitted extractor vent.

Outside

To the front of the home a driveway provides parking for two vehicles. To the rear is a pleasant enclosed garden screened well by timber fencing and featuring a decking area, shaped lawn and further slabbed patio area at the far end 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.

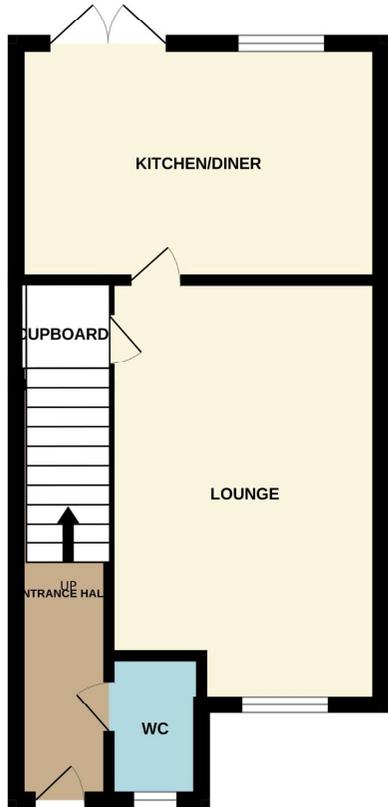
Tenure

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.

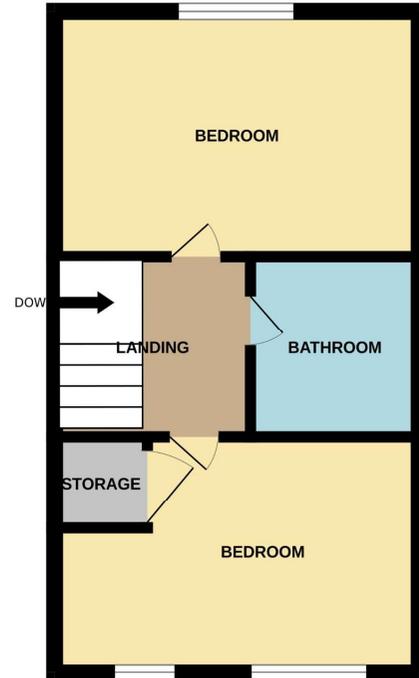
Note

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



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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