



Spring Farm Road, Stapenhill,
Burton-on-Trent



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Guide price £200,000



Key Features

- Traditional Semi Detached Bungalow
- Popular Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Recently Re-Fitted Shower Room
- Shared Driveway & Detached Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed semi detached bungalow located in a popular and convenient position close to amenities and facilities. The bungalow benefits from immediate vacant possession and comprises in brief: - entrance porch, entrance hall, re-fitted kitchen, large lounge diner and an inner lobby leading to two good sized bedrooms and recently re-fitted shower room. Outside to the front is a deep, mainly hard landscaped fore garden with an adjacent shared driveway leading to a detached sectional garage. To the rear is a pleasant enclosed garden designed for ease of maintenance.

Accommodation In Detail

Upvc double glazed entrance porch with obscure Upvc double glazed entrance door leading to:

Entrance Porch

having half obscure Upvc double glazed entrance door with obscure double glazed lights to side leading to:

Entrance Hall

having full height storage cupboard housing electric meter and providing useful storage.

Kitchen 3.06m x 2.22m (10'0" x 7'4")

having a good range of maple fronted base and eye level units with complementary roll edged working surfaces, four ring gas hob with electric oven under and extractor over, stainless steel sink and draining unit, integrated washing machine and fridge/freezer, wall mounted Veissman condensing combi gas fired central heating boiler, useful full height pantry cupboard, Upvc double glazed window to side elevation and half obscure double glazed door to side.

Lounge Diner 3.84m x 5.03m (12'7" x 16'6")

having large Upvc double glazed window to front elevation, one double central heating radiator, coving to ceiling, feature cream fireplace with matching hearth and inset electric fire and thermostatic control for central heating.

Inner Lobby

having access to loft and fitted smoke alarm.

Master Bedroom 3.3m x 4.1m (10'10" x 13'6")

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

Bedroom Two 2.74m x 2.52m (9'0" x 8'4")

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

Re-Fitted Bathroom

having modern white suite comprising large over-sized shower tray with thermostatically controlled Drenche shower, vanity wash basin, low level wc, aqua-board panelling to walls, obscure Upvc double glazed window to side elevation and heated chrome ladder towel radiator.

Outside

To the front of the home is a mainly hard landscaped garden with various shrubs and planted borders, a shared driveway to the side leads to a detached sectional garage. To the rear is a pleasant private garden screened by walls and fencing and is generally hard landscaped 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.

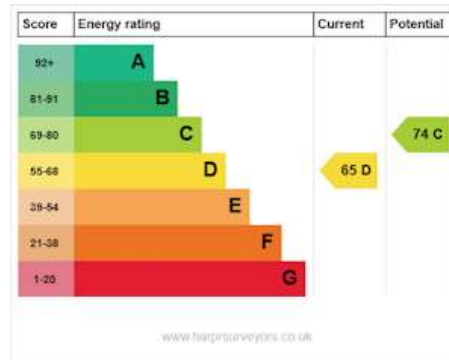
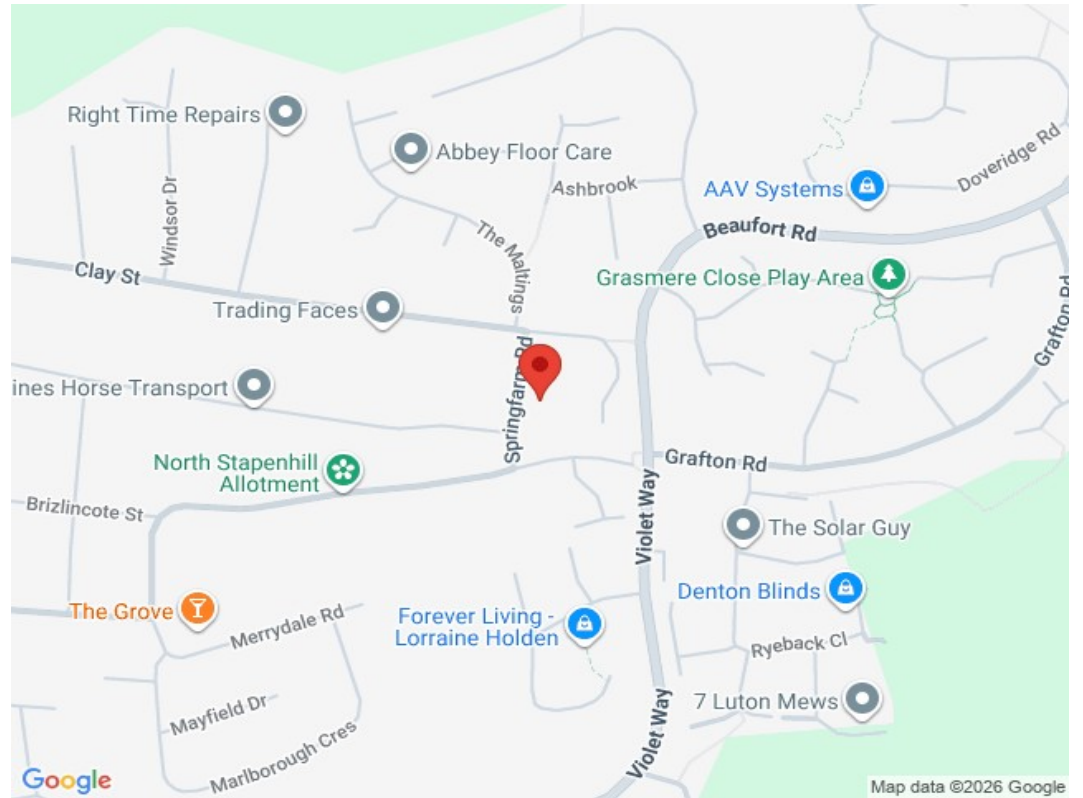
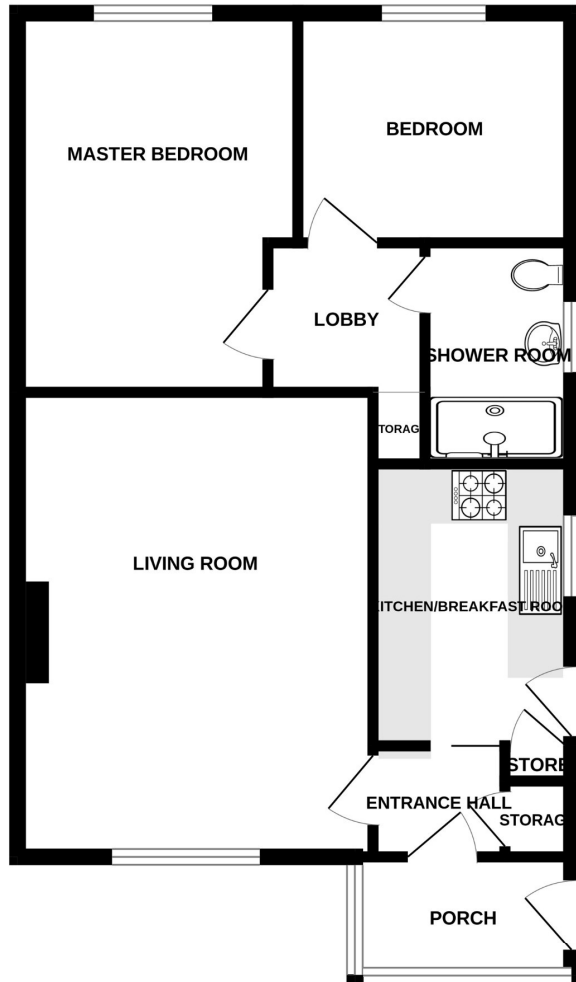
Tenure

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



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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