

SCARGILL  
MANN & CO

EST. 1995



195 Woods Lane

, Burton-On-Trent, DE15 9DD

**Price £149,000**





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## GENERAL INFORMATION

### THE PROPERTY

Situated on the popular Woods Lane in Stapenhill is this two-bedroom mid-terrace property. Offered for sale with no upward chain, the gas centrally heated and predominantly double-glazed accommodation offers two reception rooms, a kitchen, a cloakroom and a small lean-to conservatory on the ground floor. With two good-sized bedrooms, a dressing/study area, and a bathroom on the first floor.

Outside to the front is a hard landscaped fore-garden, and to the rear, which is accessed via a communal entry point, is a generous rear garden with a range of outbuildings.

### LOCATION

Woods lane is well situated for a range of local amenities which include a co-op, post office with cafe, hairdressers, doctors and pharmacy. The town centre of Burton upon Trent is a short drive away and offers further every day amenities. There are ample riverside walks and a bus service to Swadlincote and Burton upon Trent.

### ACCOMMODATION

Entrance door opening through to first reception room.

### RECEPTION ROOM

11'4" wide x 13'5" max 12'2" min (3.46m wide x 4.09m max 3.71m min)  
Having coving to ceiling, ceiling rose, original cupboard which houses the domestic electric and gas meters and fuse board, wood effect flooring and door through to rear reception room.

### REAR RECEPTION ROOM

13'4" max 11'9" min x 12'2" (4.08m max 3.60m min x 3.73m)  
Has bi fold door into kitchen, window into lean to, tiled fire place, hearth and mantle, door to stairs, ceiling light point and radiator.

### KITCHEN

7'9" x 9'7" (2.37m x 2.93m)  
Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, there is space for a gas cooker, space for washing machine, there is a stainless steel sink with mixer taps and side drainer, window to the side aspect, the domestic hot water and central heating Worcester Bosch boiler is housed here and a further door opens through into a small lobby with door off to a cloakroom.

### CLOAKROOM

3'1" x 4'9" (0.95m x 1.46m)  
Has a window to the side aspect, wall mounted hand wash basin with cold water tap and Triton electric hot tap and W.C.

### SMALL LEAN TO CONSERVATORY

With a fully glazed door leading out into the rear garden.

### FIRST FLOOR

### LANDING

Has a radiator and all doors leading off:

### BEDROOM ONE

13'5" into chimney x 14'4" (4.09m into chimney x 4.37m )  
Has two windows to the front aspect, radiator and ceiling light point.

### BEDROOM TWO

12'4" x 10'1" max 8'10" (3.76m x 3.09m max 2.71m)  
Has a window to the rear aspect, radiator, ceiling light point and a built in storage cupboard.

### STUDY

7'5" x 8'3" to bathroom wall (2.28m x 2.52m to bathroom wall)  
Has a radiator, ceiling light point and an opening through to the bathroom area.

### BATHROOM

6'7" x 4'8" to window (2.03m x 1.44m to window )  
Has a panelled bath with mixer taps and separate Hydro electric shower over, W.C. pedestal hand wash basin with tiled splashbacks, there is a heated chrome towel rail and obscure window to the rear aspect.

### OUTSIDE

The rear garden has a range of brick built out door storage areas and is laid to lawn but will require some attention. The access to the rear is via a shared communal entry from the front, by where there is pedestrian access across the back to this property. Please be aware there is no further access across this property by any other property.

### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

### CONSTRUCTION

Standard Brick Construction

### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

Tel: 01283548194

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
<https://www.openreach.com/>

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2025)  
A



Road Map



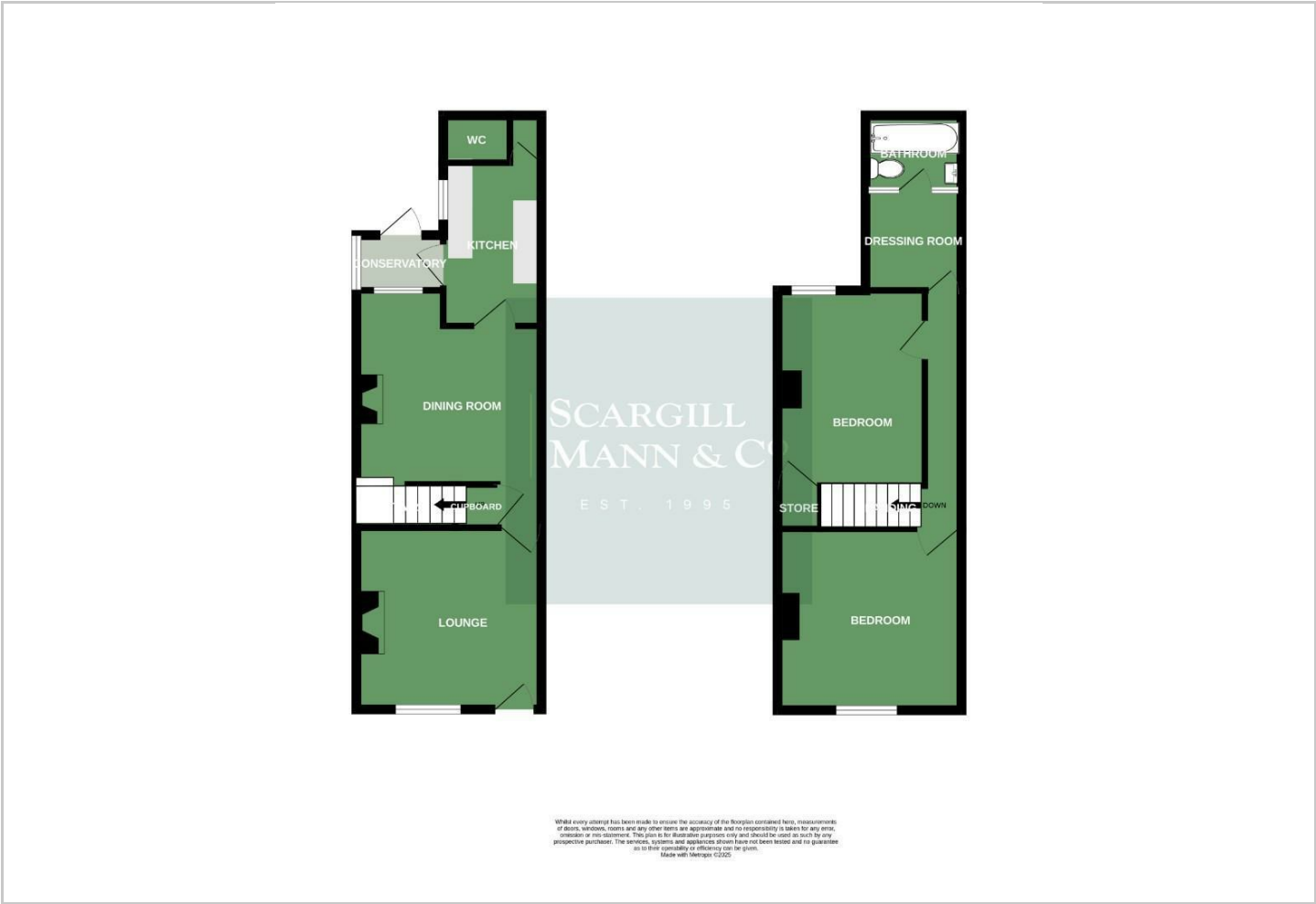
Hybrid Map



Terrain Map



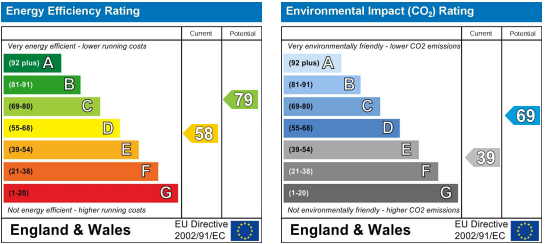
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.