



Woods Lane, Staphenhill,
Burton-on-Trent



2



1



2

£155,000



Key Features

- Traditional Terraced Cottage
- Popular Residential Location
- Beautifully Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Two Bedrooms
- Viewing A Must To Fully Appreciate
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented traditional terraced cottage residence which is located in this popular and convenient position close to amenities and facilities and benefitting from a newly installed central heating boiler. In brief the accommodation comprises: - entrance porch, lovely front sitting room, rear sitting room, fitted kitchen and on the first floor a landing leads to two good sized bedrooms and shower room. Outside to the front is a small fore garden and to the rear is a lovely garden with seating and lawned areas.

Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

Entrance Lobby

having Upvc double glazed window to side elevation, ceramic tiling to floor and opening through to:

Front Sitting Room 3.5m x 3.18m (11'6" x 10'5")

having oak effect laminate flooring, feature chimney breast wall with timber mantle, fitted meter cupboard, Upvc double glazed window to front elevation, one central heating radiator and exposed rustic timber feature wall.

Dining Room 3.63m x 2.64m (11'11" x 8'8")

having fitted oak effect laminate flooring, one double central heating radiator, coving to ceiling, Upvc double glazed window to rear elevation, thermostatic control for central heating and useful understairs storage cupboard with fitted shelving.

Kitchen 3.85m x 1.84m (12'7" x 6'0")

having a good range of maple effect base and wall mounted units with complementary rolled edged working surfaces, four ring electric hob with oven under and stainless steel and glass extractor over, Upvc double glazed windows to side and rear

elevations, half obscure double glazed door to rear, enamel sink and draining unit with swan neck mixer tap, plumbing for washing machine and dishwasher and cupboard containing fitted condensing combi gas fired central heating boiler.

On The First Floor

Landing

leading to:

Master Bedroom 3.2m x 4.51m (10'6" x 14'10")

having Upvc double glazed window to front elevation, one central heating radiator and feature half panelled wall (this wall has been lined with acoustic insulation so is soundproof)..

Bedroom Two 3.68m x 2.67m (12'1" x 8'10")

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

Shower Room

having suit comprising low level wc, shower enclosure with bi-fold door and thermostatically controlled shower, pine wall mounted washstand with basin and mixer tap, half tiling complement to the feature wall, full tiling to shower area, obscure Upvc double glazed window to rear elevation, heated chrome ladder towel radiator and access to loft.

Outside

The property is set back from the road behind a small fore garden. To the rear is a lovely garden with patio and decking areas, beyond which lies a good sized airy lawned 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.

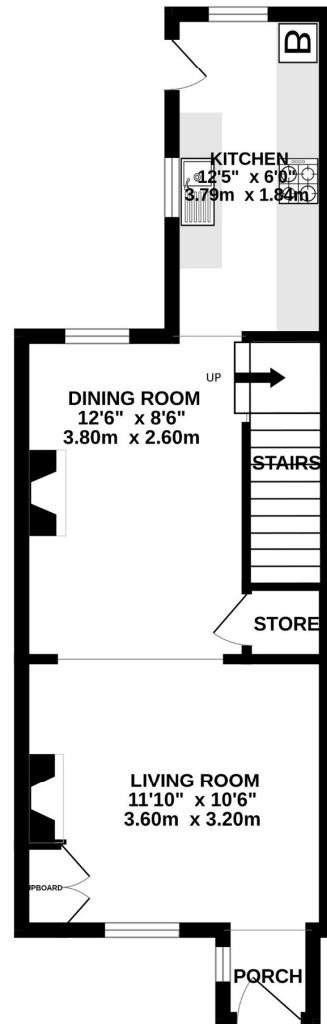
Note

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.

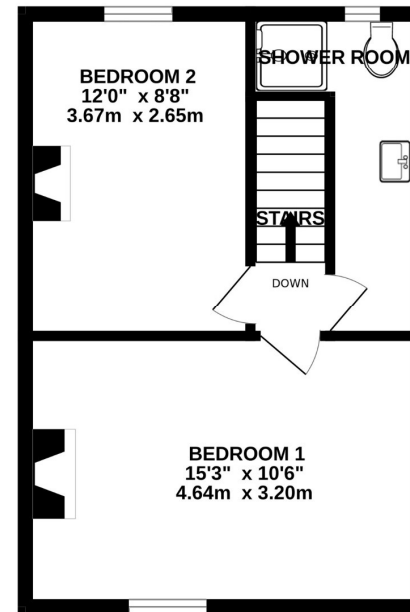


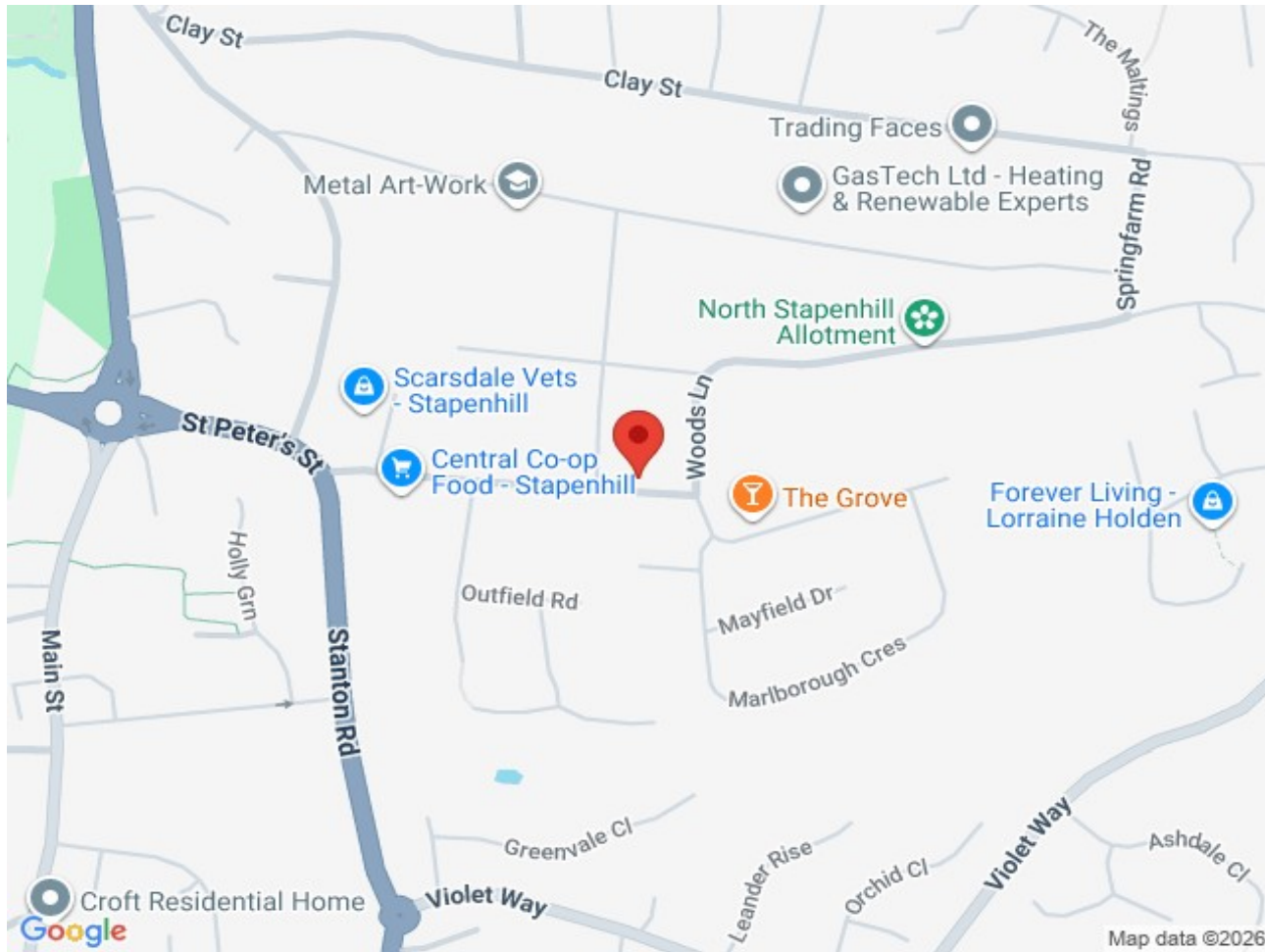


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		