



Hawthorn Avenue, Stapenhill,  
Burton-on-Trent



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£170,000



## Key Features

- End Of Terraced Family Home
- Good Sized Corner Plot
- Prominent Location
- Requires Some Up-Grading/Modernisation
- Good Sized Kitchen With Utility Area
- Three Bedrooms
- EPC rating F
- Freehold





Prominently located in this convenient and established residential location within a mile of local shops and facilities and within two miles of Burton town centre. The property is offered for sale with immediate vacant possession with the benefit of off road parking, fore garden and a rear garden extending to the side of the property. Internally the property requires some modernisation/up-grading and in particular a central heating system, but offers well kept accommodation comprising: - entrance hall, good sized living room, kitchen with utility area and on the first floor a landing leads to three bedrooms and shower room.

#### Accommodation In Detail

Upvc entrance door opening into:

#### Entrance Hall

having staircase rising to first floor and wall mounted convector heater.

#### Lounge 5.99m x 3.09m (19'8" x 10'1")

having coving to ceiling, Edwardian style feature fireplace with a timber surround, tiled hearth and inserts and housing a coal effect gas fire, window to front elevation and patio doors leading out to the rear garden.

#### Kitchen 3.46m x 2.65m (11'5" x 8'8")

having sink set into work top with stainless steel mixer tap, base cupboards and drawers, matching wall mounted units including a glass fronted cupboard, four ring gas hob with extractor canopy over, tiled surrounds, window to rear elevation, wall mounted electric convector heater and archway leading through to:

#### Utility Area 3.22m x 1.89m (10'7" x 6'2")

having half glazed Upvc door, window to side elevation, work top with base cupboards and drawer under, built-in store cupboard and understairs cupboard.

#### Conservatory/Side Porch 3.49m x 2.12m (11'6" x 7'0")

having double doors to rear elevation.

#### On The First Floor

#### Landing

having wall mounted convector heater and built-in airing cupboard housing hot water tank.

#### Bedroom One 3.65m x 3.29m (12'0" x 10'10")

having window to front elevation.

#### Bedroom Two 2.64m x 4.23m (8'8" x 13'11")

having window to rear elevation.

#### Bedroom Three 1.94m x 3.28m (6'5" x 10'10")

having store cupboard overstairs.

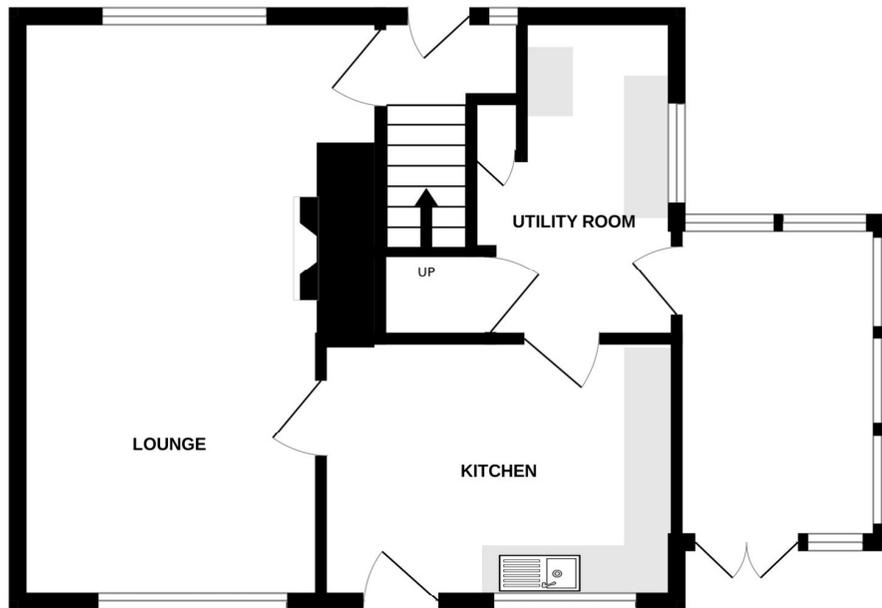
#### Shower Room

having corner shower cubicle, wc, wash basin set into a vanity unit with cupboards under and two windows to rear elevation.

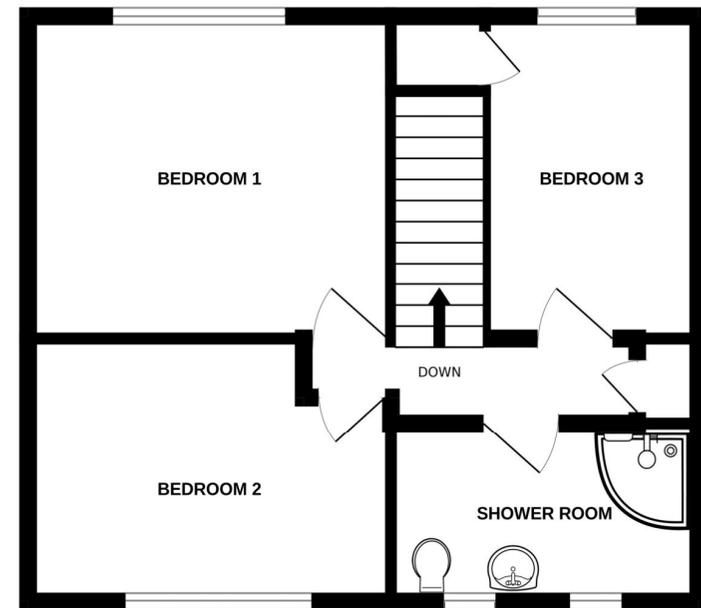
#### Outside

To the front of the property is a driveway providing off road parking and an adjacent garden area laid to lawn with established shrubs. A pedestrian gate gives access to the side garden which extends to the rear where there is a hard-standing/paved area and garden area laid to grass.

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



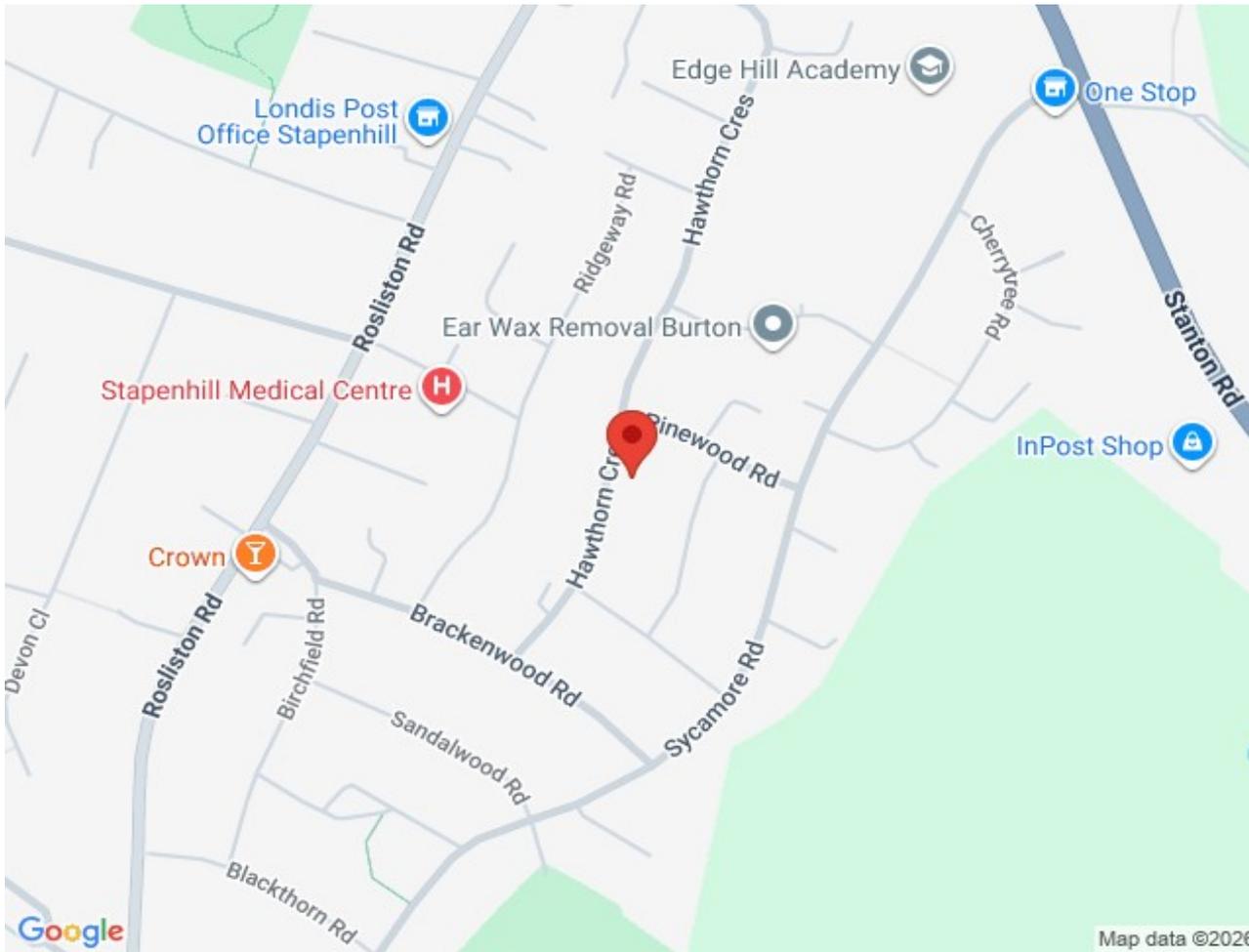
1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	29
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

### 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.

