



Farman Row Henhurst Ridge,  
Burton-on-Trent



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£240,000



## Key Features

- Exceptionally Well Presented
- Open Aspects To The Rear
- Attractive Location Off Henhurst Hill
- Good Sized Garden
- Efficient Easy To Manage Property
- Open Plan Kitchen
- EPC rating C
- Freehold





A very well presented and well maintained home situated in a cul de sac location just off Henhust Hill. With open fields and a play area to the rear the property is ideally located for the local school and will appeal to a young family or first time buyers. Complemented by a generous enclosed garden and off road parking the property in brief comprises: - open plan kitchen, guest cloak room, large living room and on the first floor a landing leads to three well proportioned bedrooms and bathroom.

#### **Bedroom Two** 2.67m x 2.33m (8'10" x 7'7")

having one central heating radiator and window to front elevation.

#### **Bedroom Three** 2.33m x 2.27m (7'7" x 7'5")

having one central heating radiator and window to front elevation.

#### **Bathroom**

having three piece white suite comprising bath with shower over and glazed screen, wc, wash basin, ladder style radiator and tiling to walls.

#### **Outside**

To the front of the property is parking for two vehicles. To the rear is a good sized garden extending to the side where there is a shed, the gardens are predominantly laid to lawn and being bounded by a brick wall with established flower borders and a large patio area.

#### **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.

#### **Accommodation In Detail**

Entrance door leading to:

#### **Kitchen** 5.04m x 2.81m (16'6" x 9'2")

having acrylic sink set into a wood effect work top, base cupboards and drawers, matching wall mounted cupboards, gas hob with extractor canopy over and oven under, tiled surrounds, appliance space for fridge/freezer and washing machine, wall mounted boiler, window to rear elevation, recessed ceiling lights, wood effect tiled floor and one central heating radiator and door to front elevation.

#### **Guest Cloak Room**

having wood effect tiling to floor, one central heating radiator, wc, wash basin and window to side elevation.

#### **Lounge** 5.04m x 3.9m (16'6" x 12'10")

having one central heating radiator, staircase rising to first floor, two windows and French doors opening out to rear garden.

#### **On The First Floor**

#### **Landing**

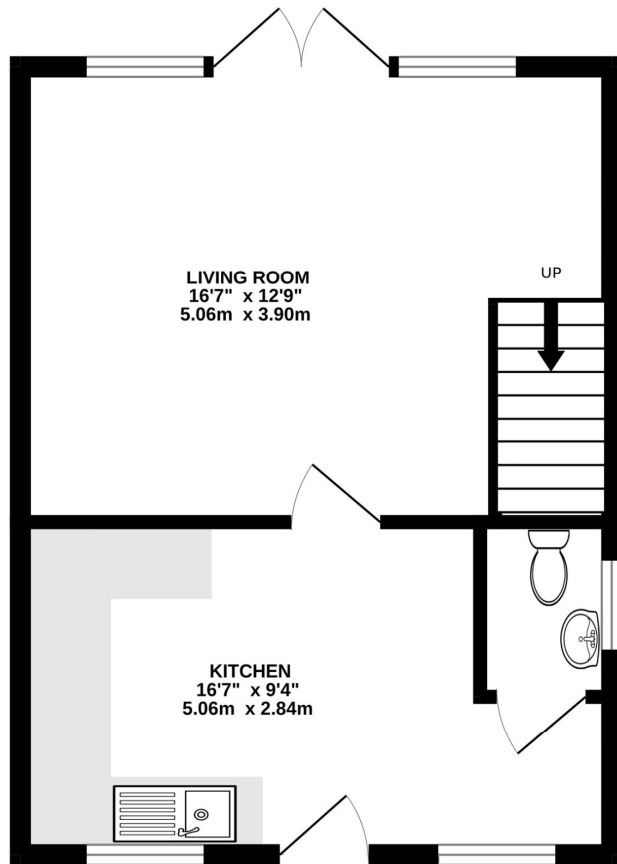
leading to:

#### **Bedroom One** 4.07m x 3.5m (13'5" x 11'6")

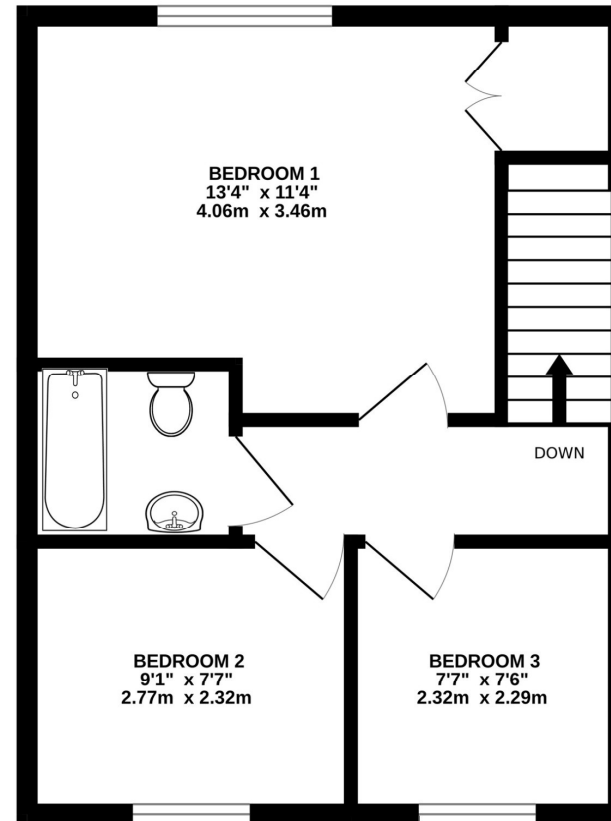
having one central heating radiator, window to rear elevation and built-in double wardrobe.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

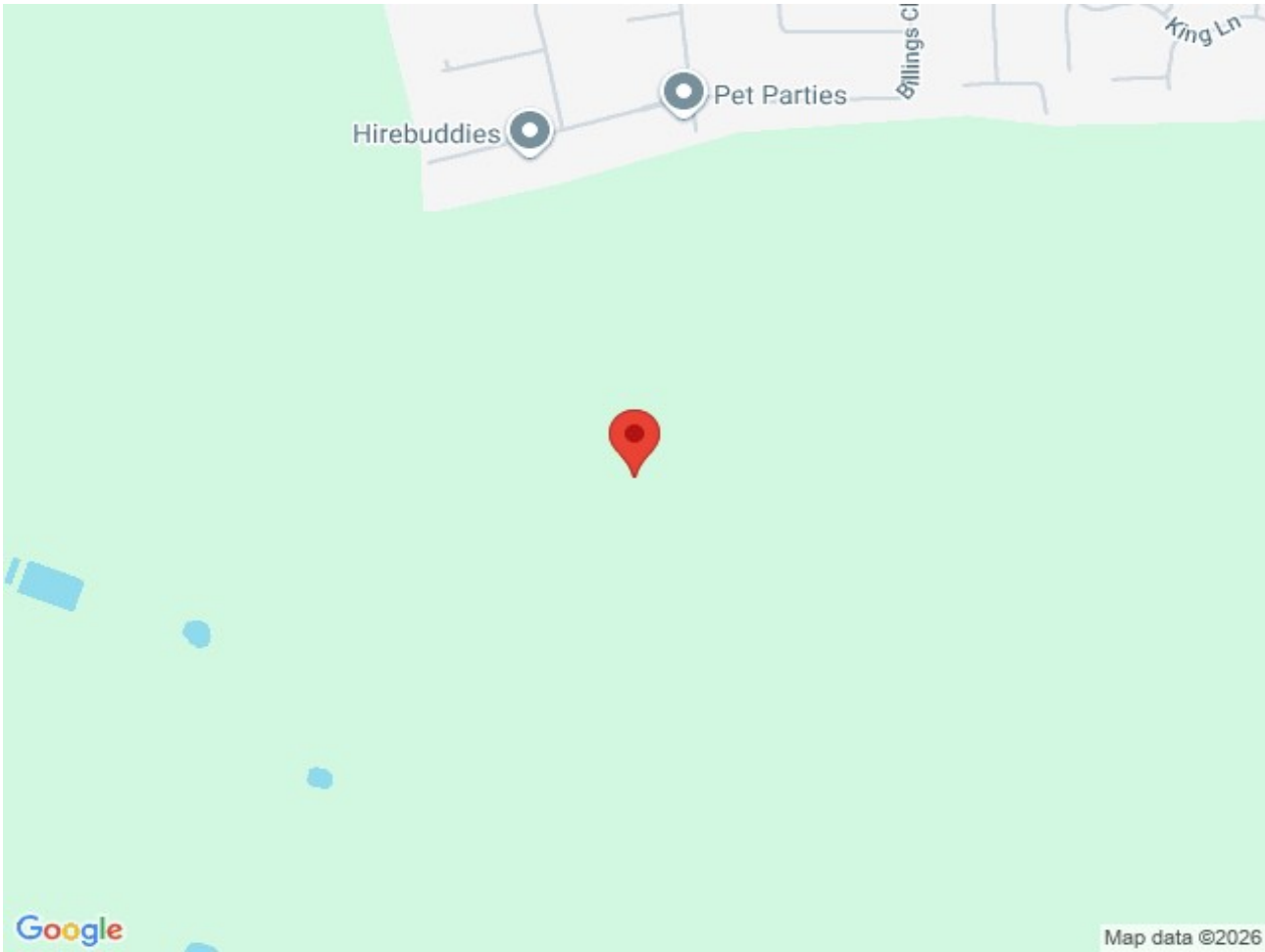


1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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