



Priorylands, Stretton, Burton-on-Trent



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£215,000



## Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Popular Cul De Sac Location
- Close To Centre Of Stretton
- Upvc Double Glazing & Gas Fired Central Heating
- Excellent 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 residence located in a popular and convenient position close to amenities and facilities. Benefitting from Upvc double glazing and gas fired central heating the well equipped property features in brief: - entrance hall, large lounge diner, re-fitted kitchen two good sized bedrooms both with built-in storage and a re-fitted shower room. Outside to the front is a small fore garden with an adjacent tarmac driveway leading to a further large paved parking area which leads to a detached sectional garage. To the rear is a pleasant enclosed garden screened well by timber fencing and featuring lawned and shrubbed borders.

#### Accommodation In Detail

Half obscure Upvc double glazed part leaded entrance door with obscure double glazed light to side leading to:

#### Entrance Hall 2.72m x 1.15m (8'11" x 3'10")

having access to loft space via a retractable ladder, one central heating radiator and thermostatic control for central heating.

#### Large Lounge Diner 5.45m x 3.63m (17'11" x 11'11")

having sliding Upvc double glazed patio doors opening out to the rear garden, one central heating radiator, feature polished marble fireplace with matching hearth and backplate together with fitted electric fire, one central heating radiator and coving to ceiling.

#### Kitchen 2.47m x 2.3m (8'1" x 7'6")

having an array of high gloss cream fronted base and wall mounted units with complementary working surfaces, gas cooker point, stainless steel extractor canopy, polycarbonate sink and draining unit, wall mounted Worcester condensing boiler, ceramic tiling to floor, Upvc double glazed window to rear elevation and half obscure double glazed door to side.

#### Master Bedroom

having large Upvc double glazed picture window to front elevation, one double central heating radiator and large bank of three double built-in wardrobes.

#### Bedroom Two 3m x 2.5m (9'10" x 8'2")

having built-in single wardrobe, eye level cupboards, one central heating radiator and Upvc double glazed window to front elevation.

#### Re-Fitted Bathroom

having suite comprising low level wc with concealed cistern, vanity wash basin, over-sized shower with electric shower, full tiling complement to walls and floor, obscure Upvc double glazed window to side elevation, fitted extractor vent and airing cupboard incorporating lagged hot water cylinder.

#### Outside

There is a small lawned area to the front of the property with a tarmac driveway leading to double gates which leads to a yard/parking area and subsequently to a detached sectional garage with u8p and over door. The pleasant enclosed rear garden features shaped lawn and various shrubbed borders. There is an external water supply and lighting.

#### 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.

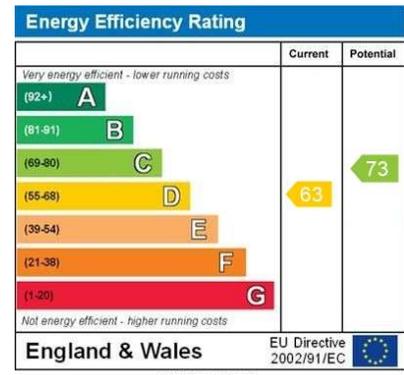
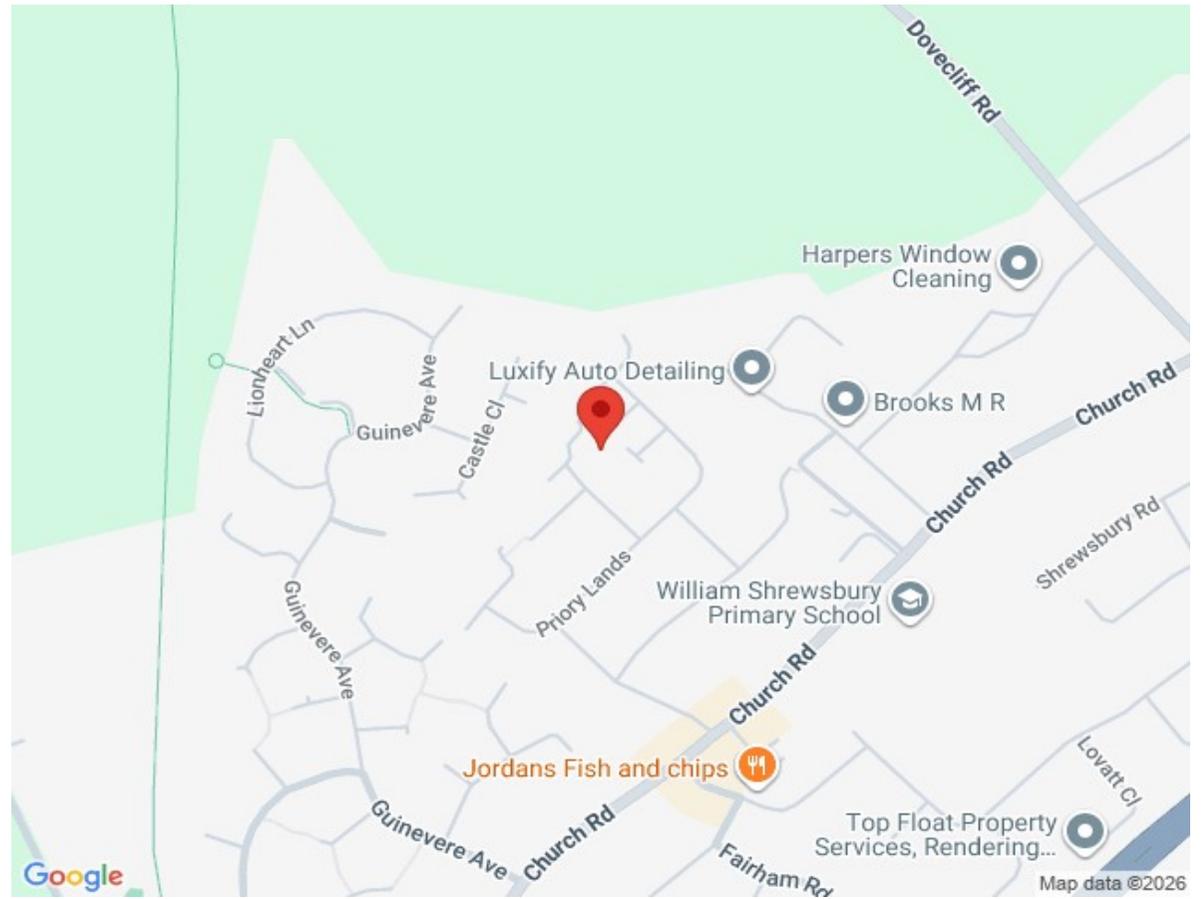
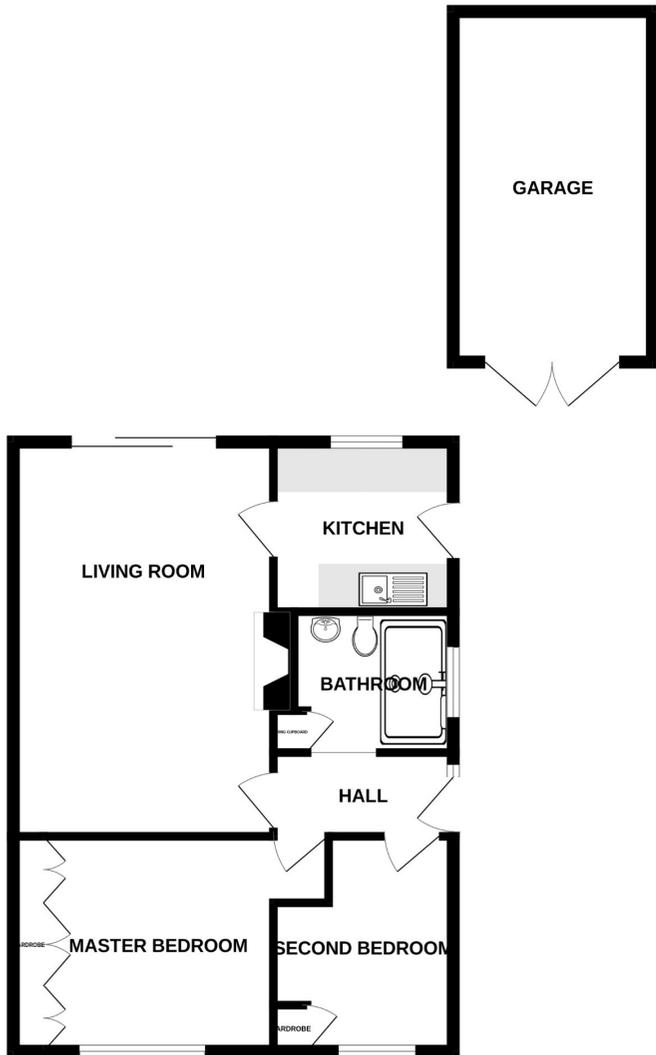
#### Tenure

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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