



Mill Hill Lane, Burton-On-Trent, DE15 0BB

Asking Price £225,000

Nicholas
Humphreys

Mill Hill Lane, Burton-On-Trent

**** Detached Bungalow ** No Upward Chain ****

A detached traditional built bungalow within a desirable residential location, offering uPVC double glazed and gas centrally heated accommodation. The home opens with a side entrance hallway, lounge leading to the uPVC conservatory, fitted kitchen and utility room.

There are two double bedrooms both with built-in wardrobes and fitted shower room. Outside is a front garden and driveway, single garage and an extensive rear garden with patio.

Offered for sale with no upward chain, view by appointment.



The Accommodation

Hallway

4.57m x 1.65m (15'0 x 5'5)

Having a uPVC door to the side elevation of the property. Gas central heating radiator and laminate flooring. Doorway giving access to the large lounge.

Lounge

6.05m max x 3.18m to chimney (19'10 max x 10'5 to chimney)

Having a patio door giving access to the conservatory and giving views over the rear garden, uPVC double glazed window overlooking the side elevation of the property. Feature fireplace with inset gas fire, gas central heating radiator and laminate flooring.

Conservatory

4.45m x 2.95m (14'7 x 9'8)

Constructed of uPVC double glazed units, windows to the front, side and rear, tiles to the floor.

Fitted Kitchen

3.30m x 3.00m (10'10 x 9'10)

Fitted with a range of modern wall and base units, integrated oven, hob and extractor, dishwasher and fridge, uPVC double glazed window to the rear elevation of the property. Cupboard housing the hot water cylinder, doorway giving access to the rear garden / patio area, gas central heating radiator and vinyl to the floor.

Utility Room

2.44m x 1.80m (8'0 x 5'11)

Having fitted base units, uPVC double glazed window overlooking the side elevation of the property and vinyl to the floor and wall mounted gas central heating boiler.

Bedroom One

3.66m x 3.30m (12'0 x 10'10)

Having a uPVC double glazed window overlooking the front elevation of the property fitted wardrobes and gas central heating radiator.

Bedroom Two

3.66m x 3.35m (12'0 x 11'0)

Having a uPVC double glazed window overlooking the front elevation of the property fitted wardrobes and gas central heating radiator.

Shower Room

2.29m x 1.65m (7'6 x 5'5)

Fitted with a modern three-piece bathroom suite comprising of low-level w/c, vanity wash hand basin and shower cubicle with uPVC window to the side aspect.

Outside

There is a front garden and off road parking with a shared side vehicle access to the single garage located at the rear of the bungalow. The main rear garden has an abundance of mature shrubs with patio and vegetable plots.

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Council Tax Band C
Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN