



Britannia Drive, Stretton, Burton-On-Trent, DE13 0EW

Asking Price £169,950

**** An ideal FTB or Investment Opportunity ****

This Modern Semi-detached home is offered for sale with no upward chain and has uPVC double glazing and gas central heating. The home opens with a front entrance door to the lounge on the front aspect with feature electric fire within a decorative surround, open staircase rising to the first floor and open access to the fitted kitchen.

The modern kitchen diner offers a selection of fitted units with built-in oven and four ring gas hob, extractor hood above, freestanding appliance spaces and french patio doors opening onto the rear garden.

The first floor has two good sized bedrooms with the master bedroom on the front aspect having built-in wardrobes and airing cupboard housing the gas fired combi boiler. The bathroom is fitted with a modern three piece white bathroom suite with an electric shower above the bath.

Outside is the enclosed rear garden with lawn, patio and rear gated access to the driveway. Council Tax Band B

The Accommodation

Lounge

3.73m x 3.71m (12'3 x 12'2)



Main Bedroom

3.30m x 2.74m to wardrobes (10'10 x 9'0 to wardrobes)



Kitchen Diner

3.71m x 2.44m (12'2 x 8'0)



Bedroom Two

2.79m x 1.83m (9'2 x 6'0)

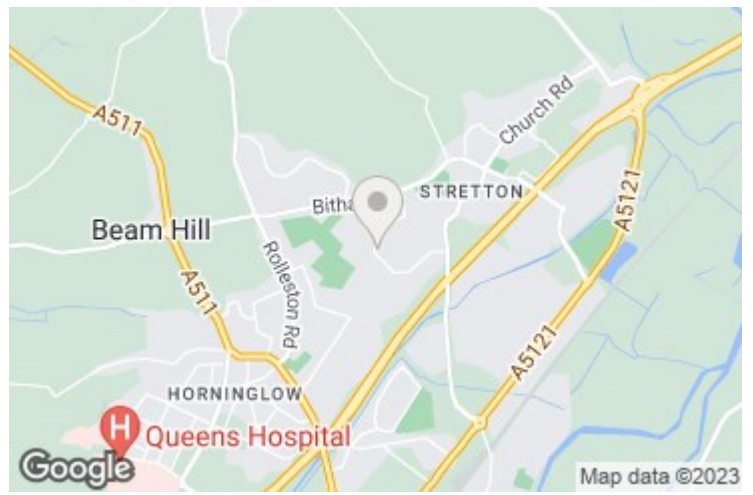


Bathroom

1.85m x 1.65m (6'1 x 5'5)

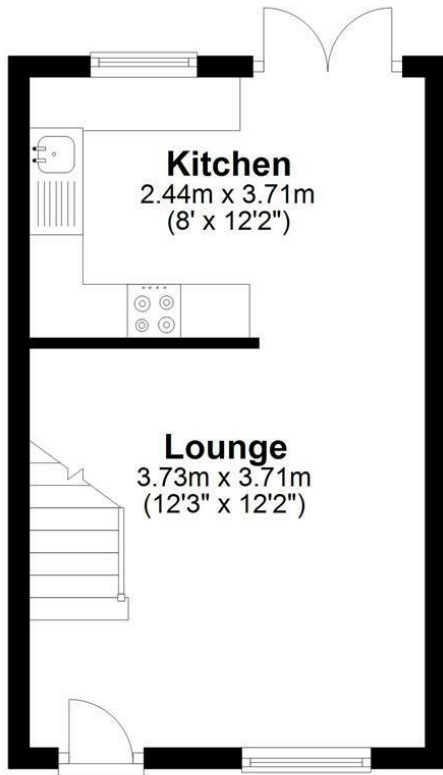


Driveway & Rear Garden

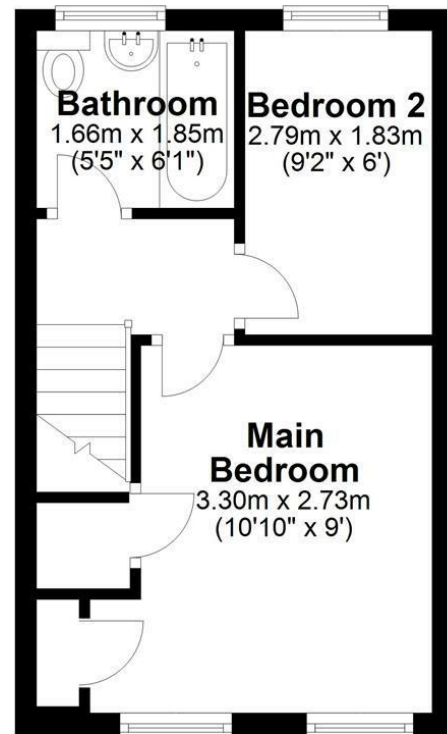


Draft details awaiting vendor approval and subject to change.

Ground Floor



First Floor



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 B Freehold

Services. Main's water, gas and electricity are understood to be available to the property but 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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