



Nicholas
Humphreys

Bernard Street, Woodville, Swadlincote, DE11 8BY
Offers Over £180,000

Bernard Street, Burton Upon Trent

**** Detached Modern Home *** Modern Interior Accommodation ** No Upward Chain ****

This detached modern property has the benefit of being uPVC double glazed and gas centrally heated.

The interior accommodation in brief the property comprises; reception hallway, guest cloakroom, open plan living area incorporating dining kitchen area and lounge diner with a full double glazed door to the rear garden, and a utility cupboard.

The first floor has three bedrooms and separate family bathroom. Outside the property has an attached garage with off road parking across the front aspect. To the rear is a paved patio with a raised lawn garden with enclosed fencing. No Upward Chain and a great opportunity to own a detached home.



The Accommodation

With a UPVC double glazed window to the side elevation, alarm system unit, spot lighting to ceiling, smoke alarm, radiator, staircase rising up to the first floor landing, doors leading to:

Guest Cloakroom

With WC, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

Utility Room

With space for freestanding white goods and woodblock effect preparation work surface.

Open Living Area

5.46m x 4.45m (17'11 x 14'7)

An Open Plan Living space across the entire rear aspect of the home with the kitchen having a range of matching base and eye level units and drawers with preparation work surfaces with complementary tiling surrounding. Integrated appliances include a four ring electric hob with stainless steel extractor hood above, oven/grill, stainless steel sink and drainer with mixer tap, spot lights to ceiling, radiator, uPVC double glazed window to the rear elevation, alongside a uPVC double glazed door leading to the rear patio and garden.

First Floor Landing

Access to loft space via loft hatch, radiator and doors leading to:

Master Bedroom

3.43m x 2.36m (11'3 x 7'9)

With a uPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, telephone point.

Bedroom Two

3.00m x 2.36m (9'10 x 7'9)

With a uPVC double glazed window to the front and radiator.

Bedroom Three

2.82m x 1.93m (9'3 x 6'4)

With a uPVC double glazed window to the front elevation, radiator, built-in wardrobe with eye level shelving and hanging rail.

Bathroom

1.93m x 1.63m (6'4 x 5'4)

A modern bathroom fitted with a modern three-piece suite in white comprising of

low-level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over and complementary tiling to wall, spot lighting to ceiling, chrome heated towel radiator and extractor fan.

Garage

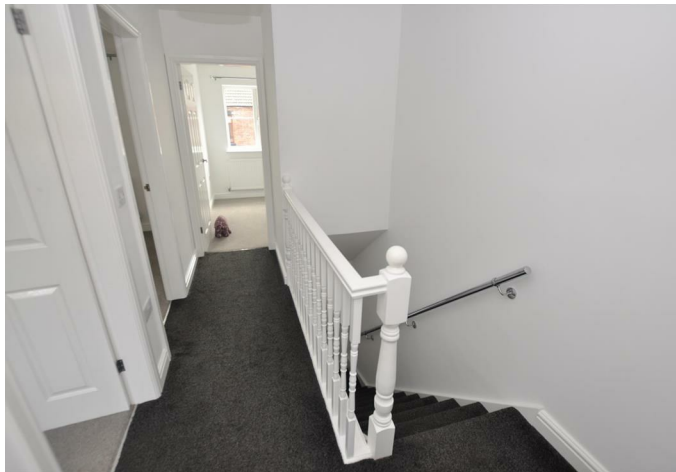
4.57m x 2.44m (15'0 x 8'0)

Outside

Across the front elevation is a block paved driveway providing off-road parking space, leading to the integral garage with up and over door to front. To the rear is a block paved patio area with timber steps leading to a laid to lawn garden, with enclosed timber fence panels.

Draft details awaiting vendor approval and subject to change.







Council Tax Band C
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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	

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.

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