



# Ford Street, Burton-On-Trent

\*\* Semi Detached Home \*\* Popular Location \*\* Three Bedrooms, Driveway & Garage \*\*

A well presented family home having been extended across the ground floor front aspect, offering entrance hallway, guest cloakroom WC, open plan lounge diner with patio doors onto the rear garden. The kitchen leads to the utility room area with side access door to the garage.

The first floor provides three good size bedrooms and modern re-fitted bathroom offering a three piece white bathroom suite. Outside the home is set back in an elevated position with driveway and garage. The rear generously sized garden has shed, lawn and paved area. The interior accommodation has gas central heating and majority double glazing. There are solar panels on the roof to supplement electricity and additional hot water solar heaters to benefit the hot water supply.

View by appointment only.



## **The Accommodation**

The home is set back behind an established front garden and driveway with front door leading to the entrance hallway with stairs rises to the first floor and guest cloakroom with WC occupying the front extension area of the property.

The open plan lounge diner has uPVC sliding patio doors onto the rear garden with window to the front elevation and door through to the kitchen. The kitchen has a selection of fitted base and wall units, built-in oven and hob, concealed fridge & freezer open access leads to the utility room area with further built-in unit and meter cupboard, with side access door to the garage.

The first floor provides three good sized bedrooms and modern re-fitted bathroom offering a three piece white bathroom suite with electric shower set above the bath. Outside the home is set back in an elevated position with driveway and garage, allowing for access to the enclosed rear garden with shed, lawn and paved area. The interior accommodation has gas central heating and majority double glazing. There are solar panels on the roof to supplement electricity owned by the vendor and also has a feed in tariff to be passed onto the new owner. There are additional hot water solar heaters on the roof to benefit the hot water supply held within an emersion tank in a cupboard off the first floor landing.

## **Hallway**

## **Guest Cloakroom**

## **Lounge Diner**

7.21m x 3.66m (23'8 x 12'0)

## **Kitchen**

3.45m x 2.62m (11'4 x 8'7)

## **Utility Room**

3.25m x 1.88m (10'8 x 6'2)

## **Garage**

6.17m max x 3.35m at far rear max (20'3 max x 11'0 at far rear max)

## **Bedroom One**

3.66m x 3.28m (12'0 x 10'9)

## **Bedroom Two**

4.37m max x 2.62m max (14'4 max x 8'7 max)

## **Bedroom Three**

3.30m x 1.93m (10'10 x 6'4)

## **Bathroom**

2.24m x 1.68m (7'4 x 5'6)

## **Front Driveway & Garden**

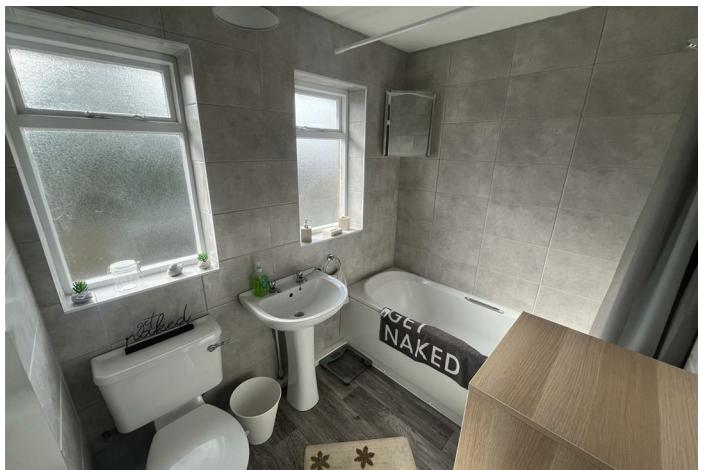
## **Solar Panels**

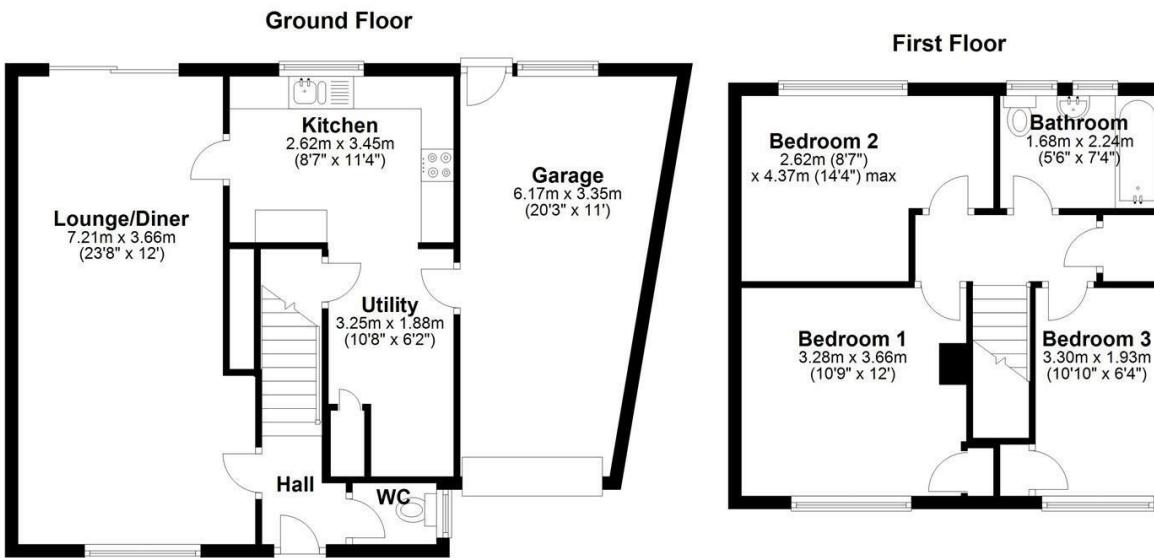
We are informed by the vendor the solar is owned and a feed in tariff is transferable to the new owner. This is to be verified by any buyer legal conveyancer before completion.

Draft details awaiting vendor approval and subject to change.

Awaiting EPC inspection.







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.

**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.

**Council Tax Band B**  
**Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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