



Mayfield Road, Burton-On-Trent, DE15 0JT **Offers In The Region Of £99,950**

TWO BED GROUND FLOOR HOME WITH FRONT PARKING & FRONT GARDEN. The property offers entrance hall, good sized sitting room to the rear, well appointed modern fitted kitchen with integrated oven and hob, two good sized bedrooms and a bathroom. Outside front garden and front parking. Ideal buy to let or first time buy. Call to View.

ENTRANCE HALL

The entrance door located to the side of the building leading into the hallway having storage cupboard and doors leading off.

SITTING ROOM

4.270.060.00 x 3.660.02 (4.47 x 3.71) (14'0"0.61" x 12'0"0.61" (14'8" x 12'2"))



Spacious sitting room having double glazed window, rear access door, radiator and further access to the modern kitchen.

KITCHEN

2.440.020.00 x 2.130.09 (2.51 x 2.41) (8'0"0.91" x 7'0"3.35" (8'3" x 7'11"))



Having a modern base, wall and drawer units, matching cupboards and drawer fronts, granite effect work surface with built in hob, one and a half stainless steel sink unit with mixer tap, integrated electric oven, ceramic wall tiling, cooker hood and uPVC double glazed window to the rear.

BEDROOM ONE

3.350.020.00 x 2.740.05 (3.40 x 2.92) (11'0"0.61" x 9'0"2.13" (11'2" x 9'7"))



Having double glazed window and radiator.

BEDROOM TWO

2.440.020.00 x 1.830.05 (2.49 x 1.98) (8'0"0.61" x 6'0"1.83" (8'2" x 6'6"))



Having double glazed window and radiator.

BATHROOM

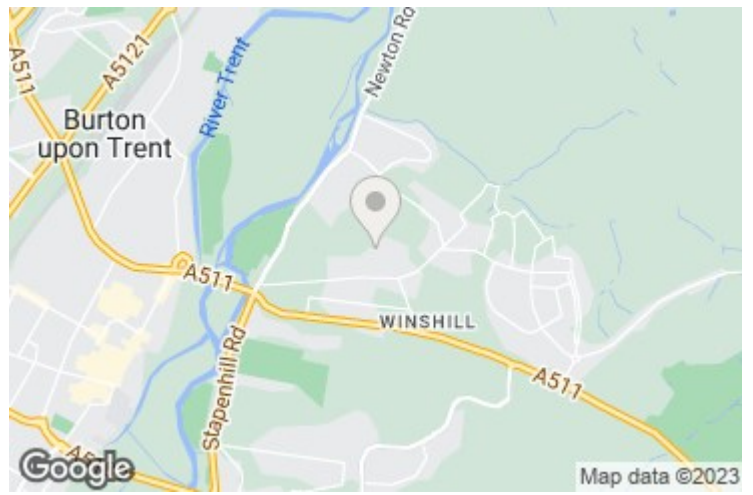


Bathroom suite comprising low flush wc, pedestal wash hand basin, panelled bath with ceramic wall tiling, wall mounted shower and obscure double glazed window to the side.

OUTSIDE FRONTAGE

Outside to the front of the property is a lawned area with adjacent off street car standing for one vehicle.

REAR OF PROPERTY PHOTO



Floor Plan



Council Tax Band Leasehold - Share of Freehold

Services. Main's water, gas and electricity are required 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 | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (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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