



**Saw Mill Way, Burton-On-Trent, DE14 2JL**  
**Asking Price £165,000**



**\*\* Ideal First Time Purchase \*\***

A modern End Town House located within a popular modern development ideal for the investor or first time buyer. The internal accommodation comprises entrance hallway, guest cloakroom, a rear elevation open plan lounge/diner with patio doors to rear garden and a modern fitted kitchen with built in appliances.

The first floor provides two good sized double bedrooms, a master en suite shower room and a separate fitted family bathroom. Outside the property has off road parking space at the rear with gated access to an established rear garden. The property is UPVC double glazed and gas central heated throughout and all internal viewings are strictly by appointment only. Council Tax Band B.

**The Accommodation**

**Entrance Hallway**

Having gas central heating radiator, built in storage cupboard, and access to the cloakroom, kitchen, and lounge/diner

**Kitchen 3.02m x 1.85m (9'11 x 6'1)**

Having an extensive array of wall and base units, sink and draining unit, cupboard housing fitted combination gas fired central heating boiler, four ring gas hob with electric oven under and extractor over and plumbing for automatic washing machine along with space for fridge/freezer.

**Lounge Diner 5.28m x 3.86m (17'4 x 12'8)**

Large open plan living area with TV and telephone points, gas central heating radiators. Stairs to the first floor and patio doors to the rear garden.

**Guest Cloakroom**

Having a UPVC double glazed window to front elevation, low level wc, wash hand basin, radiator, tiles to floor.

**First Floor**

**Main Bedroom 3.86m x 2.84m (12'8 x 9'4)**

Having a gas central heating radiator and a UPVC double glazed window overlooking the rear elevation.

**En-suite Shower room**

Having a UPVC double glazed window to side elevation, low level wc, wash hand basin, shower cubicle, and radiator

**Bedroom Two 3.84m x 2.57m (12'7 x 8'5)**

Having a gas central heating radiator and UPVC double glazed window overlooking the front elevation of the property. Built in cupboards.

**Bathroom 2.01m x 1.93m (6'7 x 6'4)**

Having a bath, low level wc, wash hand basin, radiator, tiling to splash back.

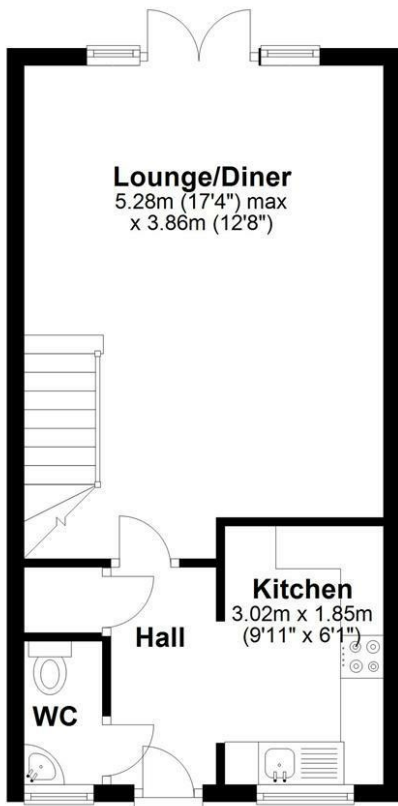
**Allocated Parking Space & Garden**

Draft details awaiting vendor approval and subject to change. The parking space has to be specified through the solicitors stage to verify exactly which space belongs to the home.

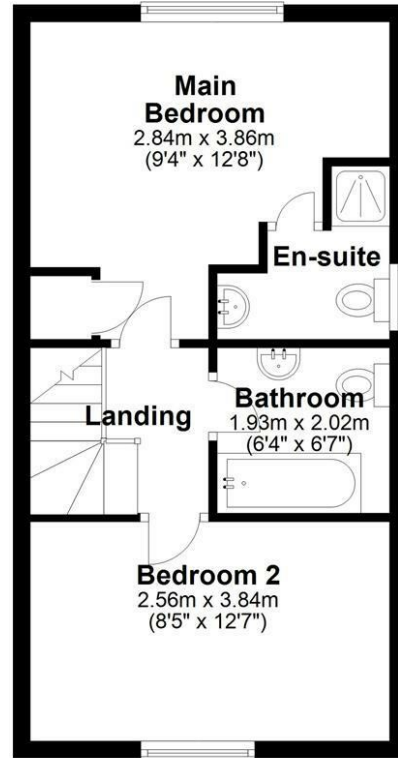
Awaiting revised EPC inspection



### 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.

**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.

### Council Tax Band B Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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