



Queensbridge,

Burton-On-Trent, Staffordshire, DE14 3AD

NEWTONFALLOWELL



**Queensbridge,
Burton-On-Trent, Staffordshire, DE14 3AD
Offers In Excess Of £139,000**

***** Modern Starter Home Close To The Town Centre *****
Newton Fallowell are pleased to be able to offer for sale this modern two bedroomed starter home located in a very popular and convenient position close to amenities and facilities. With both gas fired central heating and Upvc double glazing the home has two parking spaces, one at the front and one to the rear and internally comprises: - lounge, breakfast kitchen, guest cloak room, on the first floor a landing leads to two good sized bedrooms and shower room. To the rear of the property is a pleasant enclosed garden.

Accommodation In Detail

Contemporary composite entrance door with obscure double glazed lights inset leading to

Open Plan Lounge

13'5" x 12'11" (4.11m x 3.94m)

having staircase rising to first floor, large Upvc double glazed picture window to front elevation, one double central heating radiator, fitted smoke alarm and doorway opening through into



Dining Kitchen

13'8" x 11'6" narrowing to 8'10" (4.17m x 3.53m narrowing to 2.7m)

having an excellent array of grey fronted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with electric oven under and extractor over, integrated fridge/freezer, automatic washing machine and dishwasher, Upvc double glazed window, French doors opening out onto the rear garden, low intensity spotlights to ceiling and useful understairs storage cupboard.

Guest Cloak Room

having low level wc, wash hand basin, one central heating radiator and fitted extractor vent.

On The First Floor

Landing

having access to loft and fitted smoke alarm.

Master Bedroom

13'8" x 9'2" extending to 11'7" (4.17m x 2.81m extending to 3.55m)

having Upvc double glazed window to rear elevation, one central heating radiator and thermostatic control for central heating.

Bedroom Two

13'8" x 7'3" (4.17m x 2.23m)

having twin Upvc double glazed windows to front elevation, one central heating radiator and useful overstairs storage cupboard.

Shower Room

having three piece suite comprising over-sized shower enclosure with thermostatically controlled shower, pedestal wash hand basin, low level wc, fitted shaver point, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

Outside

To the front of the home is an allocated parking bay. To the rear is an enclosed landscaped garden enclosed by timber fencing and is hard landscaped for ease of maintenance. A further parking bay is available to the far extent of the garden.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

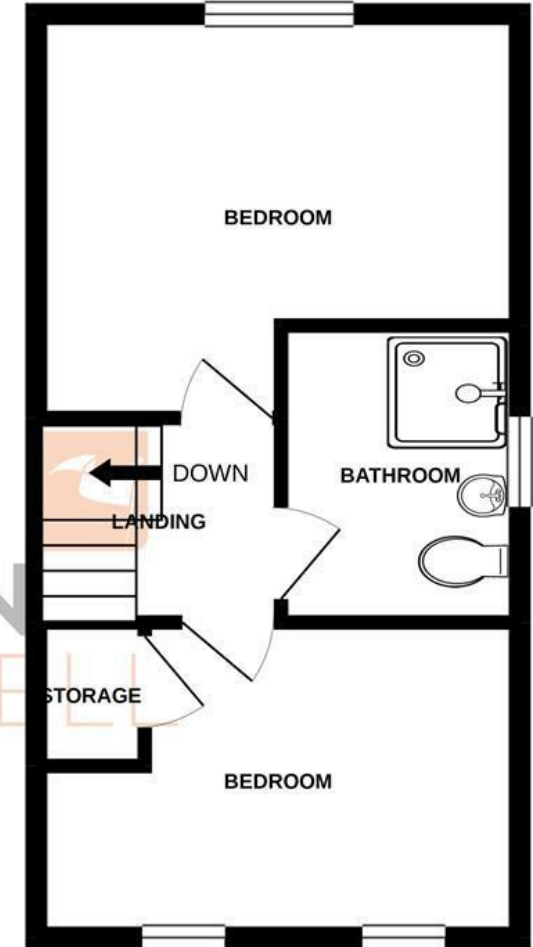
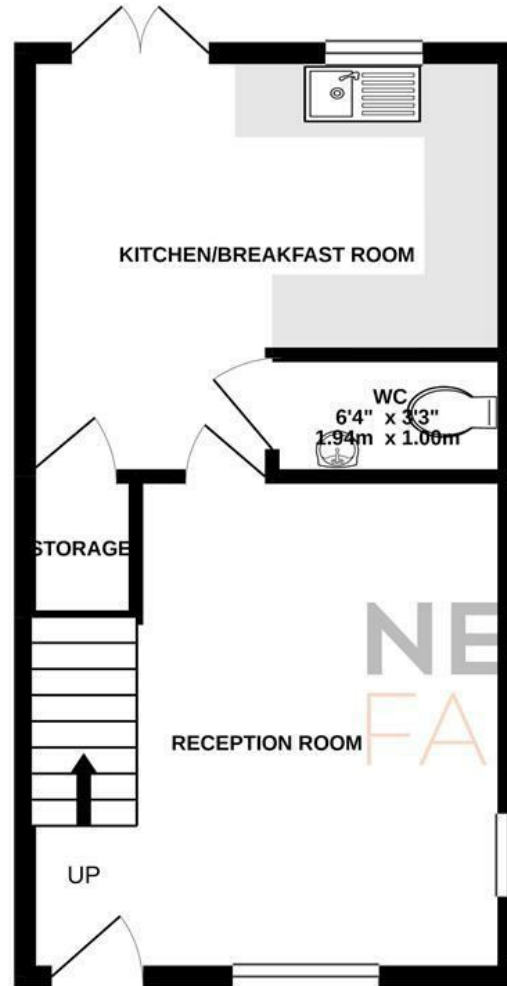
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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 |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



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6 QUEENSBRIDGE

TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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