

Monarch Close

Stretton, Burton-on-Trent, DE13 0EX

John
German



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£125,000

Offered with vacant possession offering enormous potential for further improvement and in a great location, this is a must view property.

A PVCu double glazed entrance door leads you directly into the attractive living room which has a night store heater and stairs leading off to the rear. Off this is a kitchen having fitted base and wall units with extensive roll edge worktops, inset stainless steel sink having tiled splashbacks, further appliance space with electric cooker inset and plumbing for automatic washing machine, together with fitted pantry cupboard and window to front.

To the rear of the living room, stairs lead off to the first floor landing having fitted wardrobes and an airing cupboard. Off this is situated a double bedroom with built in wardrobe and the bathroom having panelled bath in tiled surround with wash hand basin, low level WC and electric shower over the bath.

To the exterior, the property has a part lawned and bordered front garden with paved path, together with a car parking space immediately to the front. There is an allocated car parking space in the adjacent courtyard and side pedestrian access leading to an enclosed rear garden having a timber garden shed.

Agents note: This is not a registered Title so will be first registration on sale.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

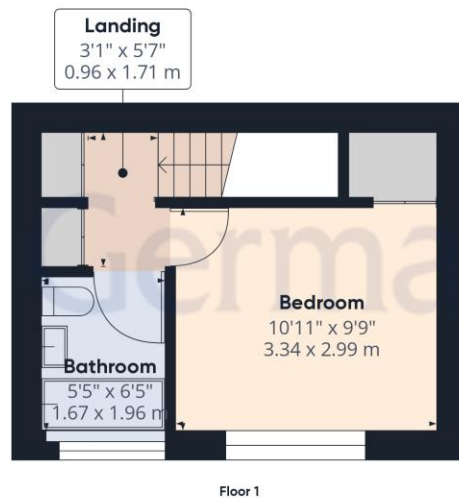
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17012024

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Approximate total area[®]

451.09 ft²
41.91 m²

Reduced headroom

13.99 ft²
1.3 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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