

A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER CENTRAL BURBAGE LOCATION



**38 BRITANNIA ROAD
BURBAGE LE10 2HF**

Guide Price £239,950

- Entrance Hall
- Garden Room
- Inner Hall
- Shower Room
- Brick Built Garage
- Good Sized Lounge
- Breakfast Kitchen
- Two Bedrooms
- Ample Off Road Parking
- Mature Private Gardens

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel from the centre of Burbage along Windsor Street and take the second turn left into Freemans Lane. At the bottom of Freemans Lane, turn right onto Britannia Road and this property can be seen on the left hand side.

DESCRIPTION

This spacious detached bungalow is situated in a centre of old Burbage, convenient therefore for all local amenities.

The property whilst is in need of some modernisation and general improvements represents an excellent purchase for the discerning buyer. Viewing is highly recommended.

The accommodation enjoys an entrance hall, well proportioned lounge, garden room, breakfast kitchen, inner hall, two bedrooms and a family shower room. Outside the property has ample off road parking leading to a brick built garage and mature private gardens.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE HALL

4'3" x 3'3" (1.3m x 1m)

having fully glazed front door and cloaks cupboard.

LOUNGE

25'3" x 9'10" (7.7m x 3m)

having fireplace with electric fire, two central heating radiators and tv aerial point. Glazed double doors leading to Garden Room.



GARDEN ROOM

13'1" x 8'10" (4m x 2.7m)

having panelled walling, mahogany oak block flooring and central heating radiator with shelf. Upvc double glazed full length picture window and side French doors opening onto the rear garden.



BREAKFAST KITCHEN

13'1" x 11'5" (4m x 3.5m)

having a range of white fitted units including base units, drawers and wall cupboards, ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher, space for cooker, space for fridge freezer, pantry store with shelving, Breakfast area with central heating radiator and telephone point. Upvc double glazed side entrance door.



BREAKFAST KITCHEN



INNER HALL

11'9" x 2'11" (3.6m x 0.9m)

having access to the roof space, cupboard housing the gas fired boiler for central heating and domestic hot water.

SHOWER ROOM

9'2" max - 5'10" min x 7'10" (2.8m max - 1.8m min x 2.4m)

having white suite including panelled bath, fully tiled double shower cubicle, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, vinyl flooring and inset ceiling lighting.



BEDROOM ONE

10'9" to wardrobes x 9'2" (3.3m to wardrobes x 2.8m)
having a range of fitted wardrobes with cupboards over and central heating radiator.



BEDROOM TWO

11'5" x 9'6" (3.5m x 2.9m)
having a range of fitted wardrobes with cupboards over, telephone point and central heating radiator.



OUTSIDE

There is direct vehicular access over a tarmacadam driveway leading to a BRICK BUILT GARAGE with electric door. Mature gardens to the front and rear with many specimen trees and shrubs.

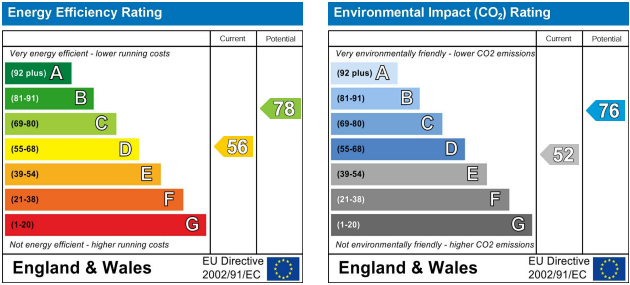


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm
