



Foston Avenue,

Burton-On-Trent, Staffordshire, DE13 0PJ

NEWTONFALLOWELL



**Foston Avenue,
Burton-On-Trent, Staffordshire, DE13 0PJ
Asking Price £199,950**

Newton Fallowell are pleased to present to the market this extended / spacious semi detached family home set close to town centre. Within walking distance of all local amenities as well as Queens Hospital this property benefits from double glazing and gas central heating and comprises of in brief:- entrance hall, open plan reception / dining room, garden room, kitchen, wc. First floor offers three spacious bedrooms and an extended family bathroom. Outside to the front provides ample off road parking with car port leading to single detached garage and rear garden.

Accommodation In Detail

Entrance Hall

5'9" x 15'5" (1.75m x 4.70m)

having one central heating radiator and staircase rising to first floor.



Kitchen

12'4" x 7'4" (3.76m x 2.24m)

having wooden double glazed window to side elevation, range of base and wall mounted units with complementary working surfaces, four ring gas hob, plumbing for washing machine, space for fridge/freezer, gas fired central heating boiler, sink and draining unit, and integrated Zanussi oven and microwave. oven

Rear Lobby

3'7" x 3'2" (1.09m x 0.97m)

having Upvc double glazed window to side elevation and door leading out to rear.

Guest Cloak Room

having Upvc double glazed window to rear elevation and low level wc.

Lounge/Diner

Reception Area

12'6" x 12'3" (3.81m x 3.73m)

having wooden double glazed bay window to front elevation, one central heating radiator and fitted gas fire.

Dining Area

13'8" x 10'8" (4.17m x 3.25m)

having one central heating radiator and doors opening into

Garden Room

9'8" x 10'4" (2.95m x 3.15m)

having door leading out to rear seating area and Upvc double glazed window to side elevation.

On The First Floor

Landing

6'9" x 8'7" (2.06m x 2.62m)

having wooden double glazed window to side elevation.

Family Bathroom

having airing cupboard, storage cupboard, built-in shower cubicle, panelled bath, low level, wc, pedestal wash hand basin, one central heating radiator and Upvc double glazed window to rear elevation.

Master Bedroom

11'5" x 12'5" (3.48m x 3.78m)

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two

11'2" x 12'5" (3.40m x 3.78m)

having wooden double glazed window to front elevation, built-in wardrobe and one central heating radiator.

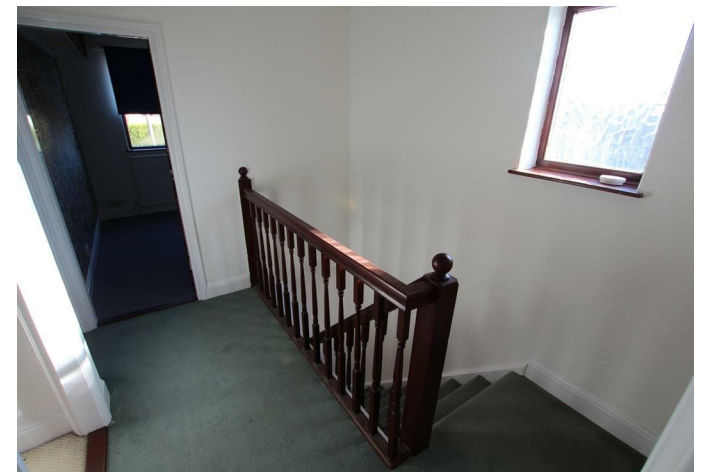
Bedroom Three

9'6" x 7'6" (2.90m x 2.29m)

having wooden double glazed window to front elevation, one central heating radiator and built-in storage cupboards.

Outside

To the front of the property is a driveway providing extensive off road parking, range of shrubs and plants and carport. To the rear is a single detached garage, paved seating area, lawned garden and range of shrubs, plants and trees.



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.



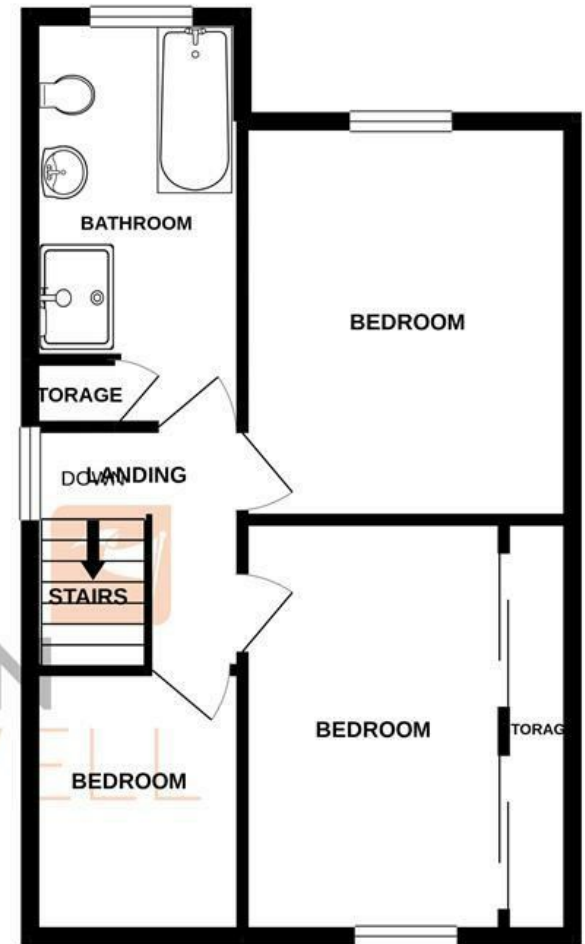
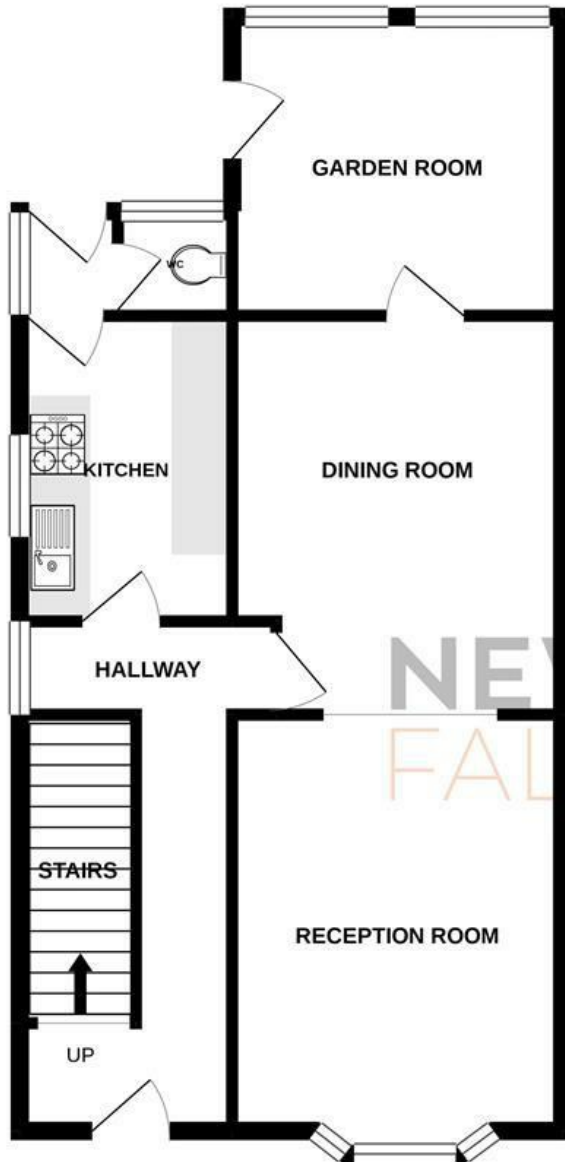


- Spacious Family Home
- Extended
- Double Glazed / Gas Central Heating
- Ample Off Road Parking
- Single Detached Garage
- Three Well Proportioned Bedrooms
- Garden Room
- Extended Open Plan Reception / Dining Room
- No Upward Chain
- Viewing By Appointment Only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(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



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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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