



Harwood Avenue, Branston

Burton-On-Trent, Staffordshire, DE14 3JB

NEWTONFALLOWELL 

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Burton-On-Trent, Staffordshire, DE14 3JB

Offers In Excess Of **£180,000**

***** Superbly Presented Throughout *****

Newton Fallowell are delighted to present to the market this beautifully appointed dormer bungalow set on a popular development in Branston. Located close to all local amenities this bungalow has been adapted throughout and benefits from upvc double glazing as well as gas central heating. The home comprises of in brief:- entrance hall, bedroom three, family bathroom, superb open plan reception / dining / kitchen room. First floor provides two further bedrooms. Outside provides ample off road parking, leading to single detached garage and landscaped rear garden.

Entrance Hall

8'8" x 3'8" (2.64m x 1.12m)

having storage cupboard and one central heating radiator.

Reception Room

11'1" x 19'6" (3.38m x 5.94m)

having Upvc double glazed window to front elevation, staircase rising to first floor and one central heating radiator.



Open Plan Dining Kitchen

featuring

Dining Area

8'6" x 10'8" (2.59m x 3.25m)

having Upvc double glazed window to rear elevation, one central heating radiator and door opening out to rear paved seating area.

Kitchen Area

9'4" x 7'6" (2.84m x 2.29m)

having integrated oven with induction hob and extractor fan over, splashbacks, range of base and wall mounted units with complementary working surfaces, plumbing for washing machine, space for fridge/freezer and gas fired combination boiler.

Downstairs Bedroom

12' x 7'8" (3.66m x 2.34m)

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

Family Bathroom

having three piece suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin and obscure Upvc double glazed window to side elevation.

On The First Floor

Landing

6'5" x 3'5" (1.96m x 1.04m)

having storage cupboard and eaves storage.

Master Bedroom

12' x 9' (3.66m x 2.74m)

having built-in wardrobes, Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two

8'2" x 8'2" (2.49m x 2.49m)

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

WC

With low level WC and wall mounted radiator.

Outside

To the front of the property is off road parking which leads to a single garage. To the rear is a paved seating area, lawned rear garden and range of shrubs and plants.

Services

All mains are believed to be connected.

Measurement

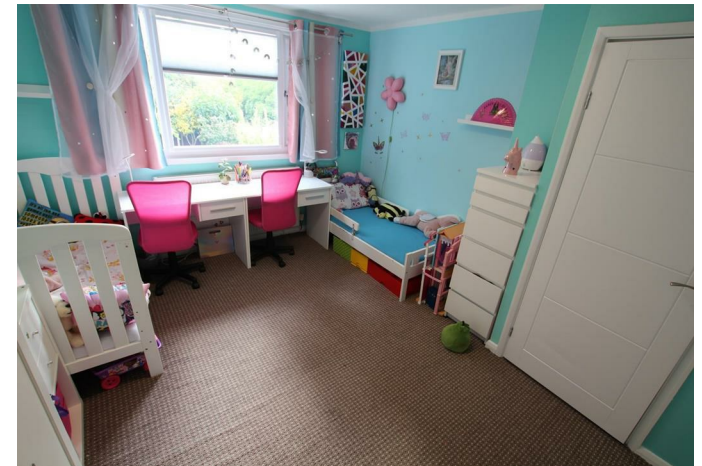
Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

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.



- Superbly Presented Throughout
- Modernised By Current Owner
- UPVC Double Glazed / Gas Central Heating
- Anple Off Road Parking
- Garage
- Landscaped Rear Garden
- Three Bedrooms
- Superb Open Plan Reception / Kitchen / Diner
- Sought After Location
- Viewing A Must



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(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
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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