



Grants Yard,

Burton-On-Trent, Staffordshire, DE14 1BW

NEWTONFALLOWELL 

**Grants Yard,
Burton-On-Trent, Staffordshire, DE14 1BW
Guide Price £147,500**

Newton Fallowell are pleased to be able to offer for sale this extremely deceptive spacious three bedroomed town house which is situated very close to the town centre. The gas centrally heated and Upvc double glazed home is of good proportions and a recommended internal inspection will reveal accommodation briefly comprising: - entrance hall, guest cloak room, fully fitted kitchen, large impressive lounge/diner leading through to the conservatory, on the first floor a landing leads to three good sized bedrooms and modern bathroom. Outside to the front is a small fore garden, to the rear is an enclosed hard landscaped garden and there is an allocated parking area. The property is well located for easy access to the towns railway station for fast commuting to other towns and cities.

Accommodation In Detail

Security entrance door with arched double glazed insert leading to

Entrance Hall

having staircase rising to first floor, central heating time control and fitted smoke alarm.



Guest Cloak Room

having low level twin flush push button wc, corner wash hand basin, one central heating radiator and fitted extractor vent.

Fitted Kitchen

9'7"x 5'10" (2.92x 1.78)

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, ceramic tiling to floor, stainless steel sink and draining unit, kickstrip heater, plumbing for automatic washing machine and Upvc double glazed window to front elevation.

Reception Room

10'10"x 21'10" max (3.30x 6.65 max)

having coving to ceiling, two central heating radiators and sliding Upvc double glazed patio doors leading through to

Conservatory

10'8"x 9'5" (3.25x 2.87)

having tri-polycarbonate roof, Upvc double glazed units with top openers and Upvc double glazed French doors opening onto the rear garden.

On The First Floor

Landing

having access to loft space which is partially boarded and has light and power, fitted smoke alarm and large boiler cupboard with fitted combi boiler.

Bedroom One

10'0"x 8'5" (3.05x 2.57)

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

Bedroom Two

7'1"x 10'0" average (2.16x 3.05 average)

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

Bedroom Three

5'10"x 10'5" (1.78x 3.18)

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

Bathroom

having three piece suite comprising panelled bath with fitted shower over, pedestal wash hand basin, low level twin flush push button wc, full tiling complement to two walls and half tiling to further walls, one central heating radiator, fitted shaver point/light and fitted extractor vent.

Outside

To the front of the property is a mainly hard landscaped fore garden. A driveway leads to the parking area, under an archway to the side of the property where allocated parking is provided. There is access from the parking area to the rear of the property.

Directional Note

From the Burton upon Trent town centre proceed along Station Street, shortly before the railway bridge turn left into Grants Yard.

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.

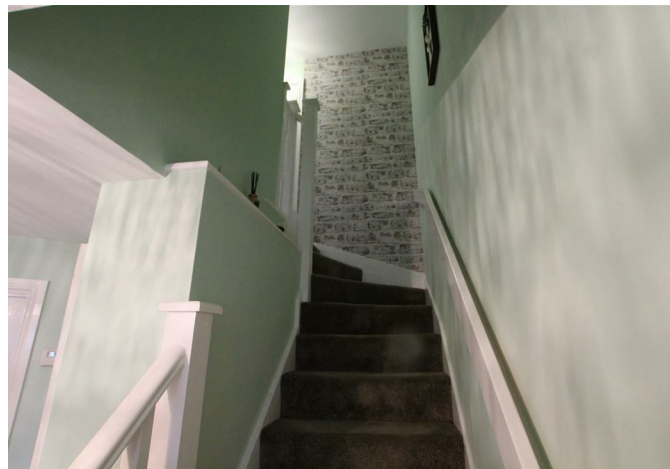
Tenure

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.

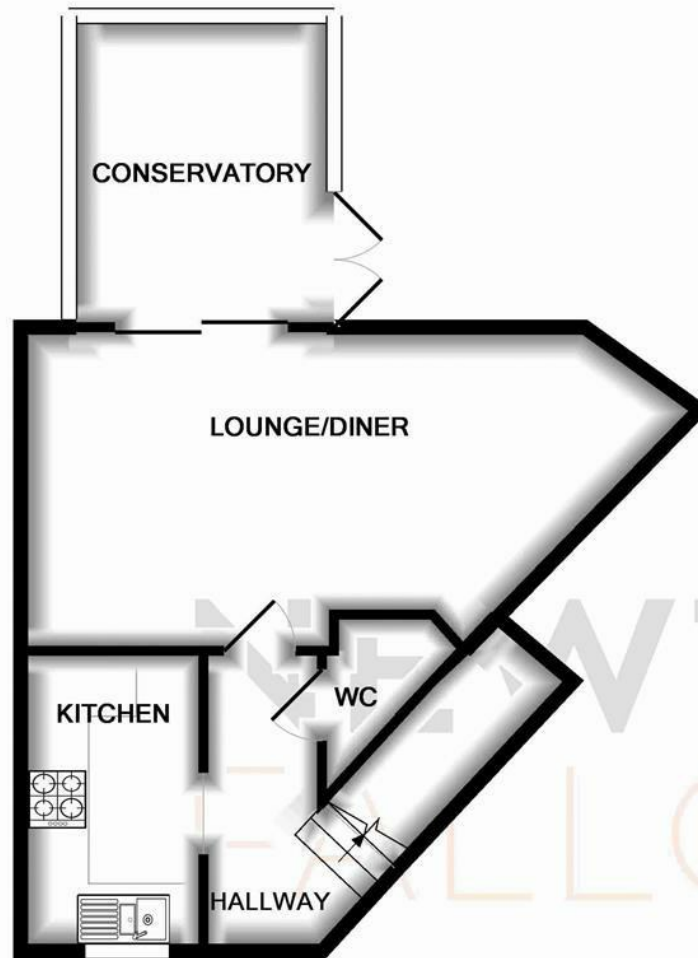
Note

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.

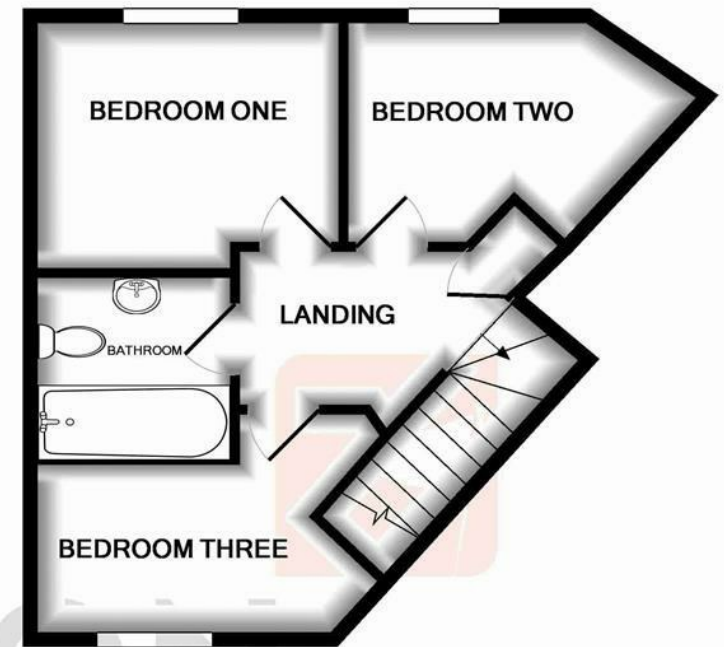
- Large Deceptively Spacious Modern Home
- Well Appointed & Re-Decorated Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Impressive Conservatory To Rear
- Immediate Vacant Possession
- Allocated Parking
- Viewing A Must To Appreciate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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