NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









## Chesterton Road, Burton-On-Trent, Staffordshire DE14 2SB

- THREE GOOD BEDROOMS
- DOUBLE GLAZING
- BREAKFAST KITCHEN
- NEW GAS CEN HEATING
- FRONT REAR GARDENS
- NO UPWARD CHAIN
- RECENTLY RE DECORATED
- SITTING ROOM
- EPC RATING - AWAITED

## Offers In The Region Of £144,950

183 High Street Burton upon Trent Staffordshire DE14 1HN
email: burton@nicholashumphreys.com
Tel: 01283 528020 Fax: 01283 528021
www.nicholashumphreys.com

A SPACIOUS THREE BEDROOM PROPERTY HAVING NEW GAS CENTRAL HEATING SYSTEM, NEW CARPETING WHERE IT WAS REQUIRED, RE-PAINTED AND MAINLY UPVC DOUBLE GLAZING - OFFERED WITH NO UPWARD CHAIN. This well presented home benefits from front and rear gardens, hallway, breakfast kitchen, sitting room, upstairs bathroom, separate wc and 3 good sized bedrooms and is situated within a popular location close to amenities. Call now to view.

## ENTRANCE HALL

Main entrance door leads into the hall with stairs leading up and door leading off.

## LOUNGE

*19'8' x 12'0" (5.99m' x 3.66m)*

A good sized lounge sitting room having fire place, central heating radiators and uPVC double glazed windows to front and rear, door leads to the dining kitchen.



## FURTHER PHOTO



## DINING KITCHEN

*11'5" x 8'7" (3.48m x 2.62m)*

Selection of wall and floor kitchen units, work surfaces, single drainer sink unit, cooker space, plumbing for washing machine, radiator, double glazed window to rear, door to rear and door to the laundry room.



## FURTHER PHOTO



## ENTRANCE LOBBY

The property has a second front entrance door leading into the entrance lobby and on to the laundry room.

## LAUNDRY ROOM

*7'8" x 6'3" (2.13m'2.44m" x 1.83m'0.91m")*

This room can be used for various uses, having under stairs storage cupboard and door to the dining kitchen.

## FIRST FLOOR LANDING

On the first floor landing with cupboard housing a new central heating boiler and doors lead off.

## BEDROOM ONE

*12'0" x 10'9 (3.66m x 3.28m)*

Main bedroom is a good sized double with cupboard, central heating radiator and double glazed window.



## BEDROOM TWO

*14'2" x 8'8" (4.32m x 2.64m)*

Another good sized double, central heating radiator and double glazed window.



## BEDROOM THREE

*10'9"x 6'3" (3.28mx 1.91m)*

A good sized third bedroom with cupboard, central heating radiator and double glazed window.



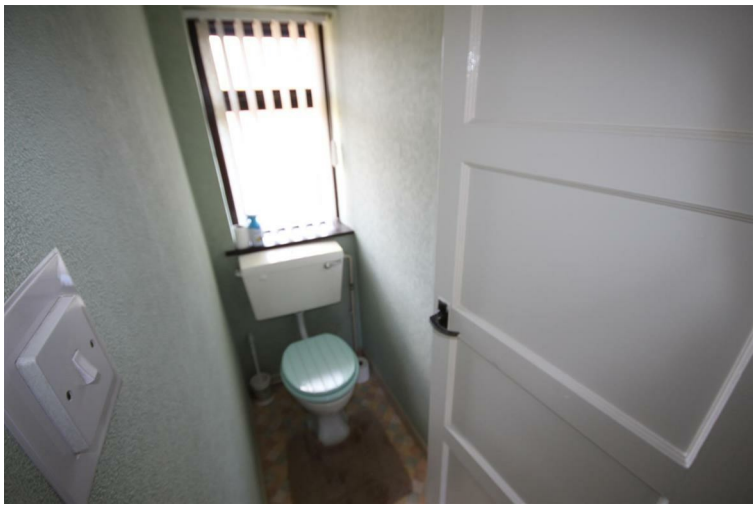
## BATHROOM

Having wash basin, walk in bath with wall shower, double glazed window and radiator.



## SEPARATE WC

With wc and double glazed window.



## OUTSIDE FRONTAGE

Front garden laid to lawn.



## REAR GARDEN

Good sized enclosed rear garden with green house, patio and lawn area.



## FURTHER PHOTO



## FURTHER PHOTO



## Ground Floor




## First Floor




## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (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 CO2 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 CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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## Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

## Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.

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