NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









Barley Close, Burton-On-Trent, Staffordshire DE14 2SX

- MODERN PROPERTY
- TWO DECENT BEDROOMS
- SITTING ROOM
- DINING KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY & GARDEN
- EPC RATING - D

Offers In The Region Of £134,950

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IDEAL FOR FIRST TIME BUYER OR A BUY TO LET PURCHASER LOCATED CLOSE TO STRETTON A TWO BEDROOM MODERN HOME. Briefly comprising of entrance hall, lounge, kitchen diner, two bedrooms, bathroom and to the outside is a rear garden. The property benefits from having gas central heating, uPVC double glazing, and off road side driveway parking. Viewing is highly recommended to appreciate the accommodation on offer.

ENTRANCE HALL

Entrance door leads into the hallway having stairs leading up and door leading off to the sitting room.

SITTING ROOM

14'2 x 11'10 (4.32m x 3.61m)

Good sized sitting room with fire surround, central heating radiator, uPVC double glazed window to front and door leads off to the dining kitchen.



DINING KITCHEN

11'9" x 7'10" (3.58m x 2.39m)

Modern fitted kitchen having a selection of cupboards, wall units and work surfaces, integrated electric hob and oven, plumbing for washing machine, space for fridge freezer, uPVC double glazed window and door to the rear garden.



FIRST FLOOR LANDING

On the first floor landing with doors leading off.

BEDROOM ONE

10'3" x 9'1" (3.12m x 2.77m)

Double bedroom having fitted wardrobes, over bed head cupboards, central heating radiator and uPVC double glazed window to front.



FURTHER PHOTO



BEDROOM TWO

11'11" x 7'5" (3.63m x 2.26m)

Double bedroom with central heating radiator and uPVC double glazed window.



BATHROOM

Modern bathroom suite with low level wc, bath, wall mounted shower, wash basin and uPVC double glazed window.



OUTSIDE FRONTAGE

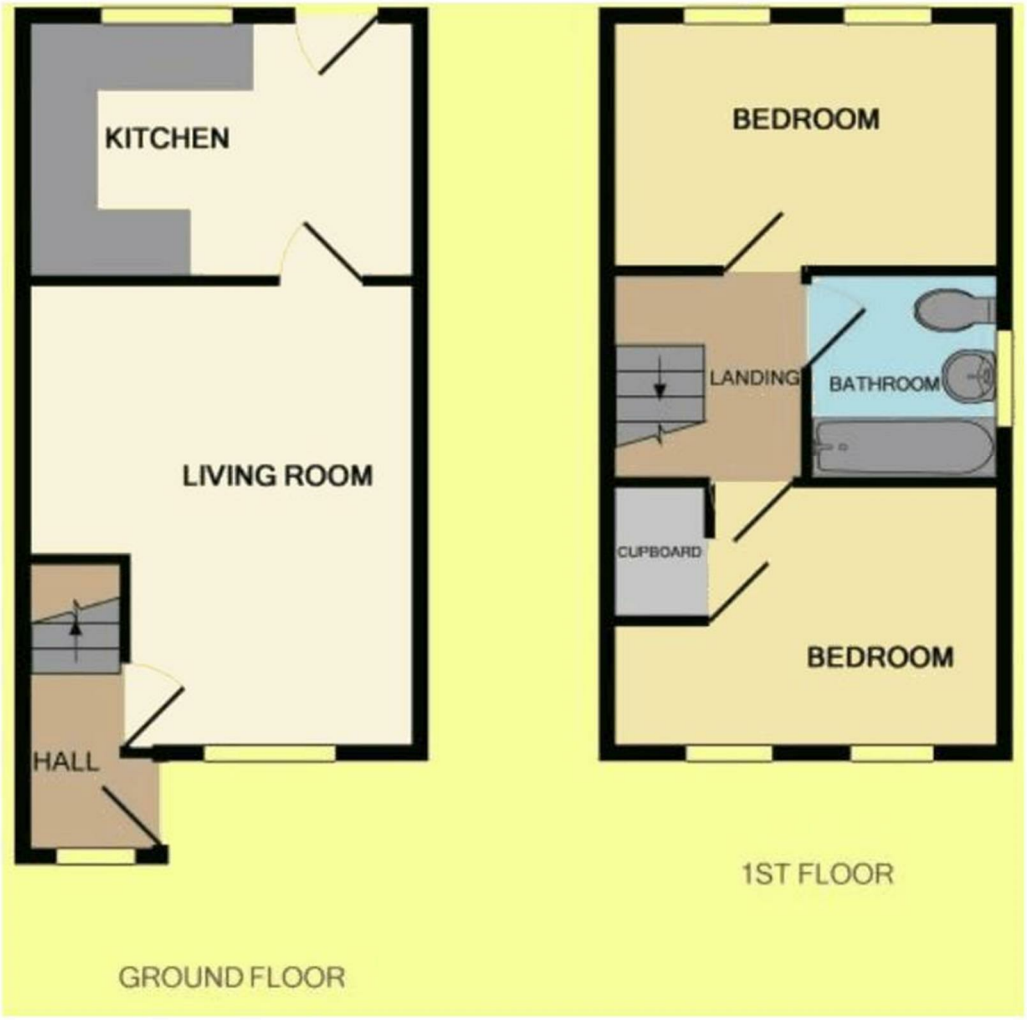
To the outside is a long driveway providing parking for a number of cars.



REAR GARDEN

Large rear garden laid to lawn with side gate.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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		89
(69-80) C		
(55-68) D	58	
(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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