



Saw Mill Way, Burton-On-Trent, Staffordshire DE14 2JP

- MODERN PROPERTY
- LOUNGE
- REAR GARDEN
- THREE BEDROOMS
- SEPARATE DINING ROOM
- REAR GARAGE
- MASTER BED EN SUITE
- MODERN KITCHEN
- EPC RATING - C

Offers In The Region Of £169,950

A THREE BEDROOM MODERN PROPERTY WITH MASTER BED EN SUITE, OUTSIDE GARAGE AND PARKING. A well presented three bedroom property situated close to town centre and all local amenities. The property offers in brief: hallway leading to wc, large lounge, dining room and fitted kitchen. First floor comprises of three bedrooms, master bed with en suite as well as family bathroom. Outside to the rear is a well presented rear garden consisting of an artificial lawn garden and patio area. Just a short distance from the property is off road parking and garage. Call To View.

ENTRANCE HALL

Having central heating radiator, storage cupboard, staircase rising to first floor and doors lead off.

WC

UPVC double glazed window to front, sink and level wc.

LOUNGE

17'0" x 10'3" (5.18m x 3.12m)

Good sized sitting room with two central heating radiators, uPVC double glazed window to front and French doors leading out to rear garden.



FURTHER PHOTO



DINING ROOM

11'0 x 7'8" (3.35m x 2.34m)

Separate dining room with uPVC double glazed bay window to front and central heating radiator.



KITCHEN

13'6" x 8'10" (4.11m x 2.69m)

Modern fitted kitchen with a range of base and wall mounted units, door to garden, uPVC double glazed window to rear, stainless steel sink and drainer, integrated oven, hob and extractor.



FURTHER PHOTO



FIRST FLOOR LANDING

On the first floor having central heating radiator, uPVC double glazed window to rear, loft access, storage cupboard and doors lead off.

BEDROOM ONE

12'7" x 10'2" (3.84m x 3.10m)

Master bedroom with uPVC double glazed window to front, central heating radiator and door leads to the en suite.



FURTHER PHOTO



EN SUITE

Having obscure uPVC double glazed window to front, low level wc, shower cubicle, pedestal wash hand basin, low level wc and central heating radiator.



BEDROOM TWO

10'6" x 9'3" (3.20m x 2.82m)

UPVC double glazed window to front, central heating radiator and storage cupboard.



BEDROOM THREE

7'8" x 7'2" (2.34m x 2.18m)

Third bedroom with uPVC double glazed window to rear and central heating radiator.



BATHROOM

UPVC double glazed window to rear, central heating radiator, three piece suite comprising panelled bath with shower above, low level wc and pedestal wash hand basin.



OUTSIDE FRONT



REAR GARDEN

Enclosed rear garden, artificial lawn garden and patio area.



GARAGE

Just a short distance from the property is off road parking and garage. The garage with parking in front and behind and having up and over garage door.



Floor Plan



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		
	77	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
	79	80
England & Wales	EU Directive 2002/91/EC 	



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.