NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT









Rosewood Road, Stapenhill, Burton on Trent DE15 9QG

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINER
- RE FITTED KITCHEN
- HARD STANDING TO FRONT
- VERY SPACIOUS!
- GREAT LOCATION
- IDEAL FTB OR BTL
- EPC RATING - D

£97,500

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

Nicholas Humphreys are proud to bring this superb spacious two bedroom first floor apartment to the sales market. The property is situated close to local shops and amenities and within a short drive from Burton town centre. The property consists of private staircase, hallway, lounge/diner, kitchen, two bedrooms, bathroom, hard standing to front with potential to create a driveway for two cars, and double glazing. Gardens to front and rear. The property comes complete with curtains, blinds and appliances and is READY TO MOVE INTO! NO UPWARD CHAIN! Ideal for first time buyers or buy to let investors. To book a viewing please call Nicholas Humphreys on 01283 528020 option 3.

LARGE ENTRANCE HALL

Having a uPVC double glazed door overlooking the side elevation of the property. Laminate to the floor and doorway giving access to the study / store room.



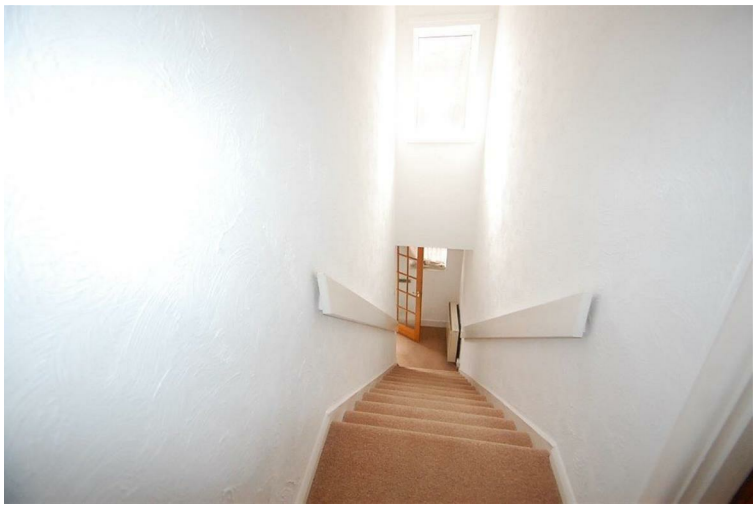
STUDY/STORE ROOM

8'11" x 4'0" (2.74m x 1.22m)

This room would make an ideal study or games room



PRIVATE STAIRCASE



LOUNGE/DINER

12'11" x 12'11" (3.96m x 3.96m)

Having a uPVC double glazed window overlooking the rear elevation of the property. Wall mounted electric feature fire. Carpet to the floor. Doorway giving access to the fully fitted kitchen.



FURTHER PHOTO



RE FITTED KITCHEN

9'8" x 5'3" (2.95m x 1.60m)

Having a fully fitted kitchen with a range of modern wall and base units, stainless steel sink and drainer, free standing cooker, fridge and washing machine. UPVC double glazed window overlooking the front elevation of the property. Airing cupboard incorporating a lagged hot water cylinder. Tiles to the floor.



LANDING

Having a UPVC double glazed window to side elevation, carpet to floor and loft access

BEDROOM ONE

13'8" x 9'10" (4.17m x 3.00m)

Having a uPVC double glazed window overlooking the rear elevation of the property. Fitted electric storage heater and carpet to the floor.



BEDROOM TWO

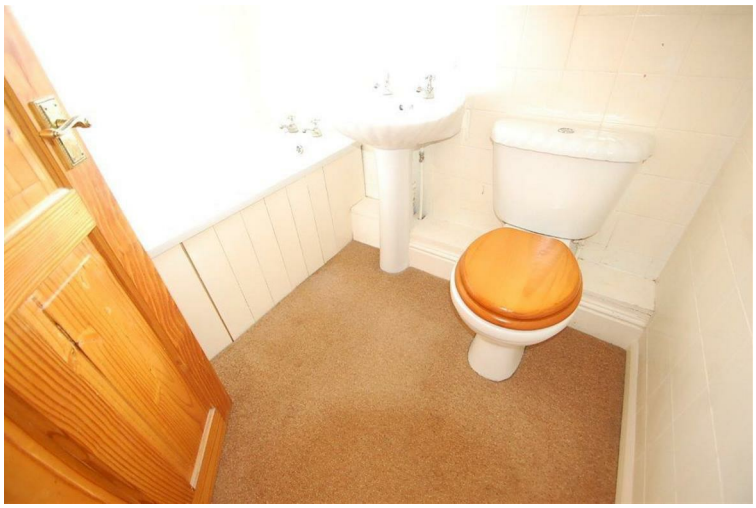
11'9" x 9'8" (3.58m x 2.95m)

Having a uPVC double glazed window overlooking the front elevation of the property. Fitted electric storage heater, double wardrobe and carpet to the floor.



BATHROOM

Having a fully fitted three piece family bathroom suite with electric shower over the bath. uPVC double glazed window overlooking the front elevation of the property. Electric heater and carpet to the floor.



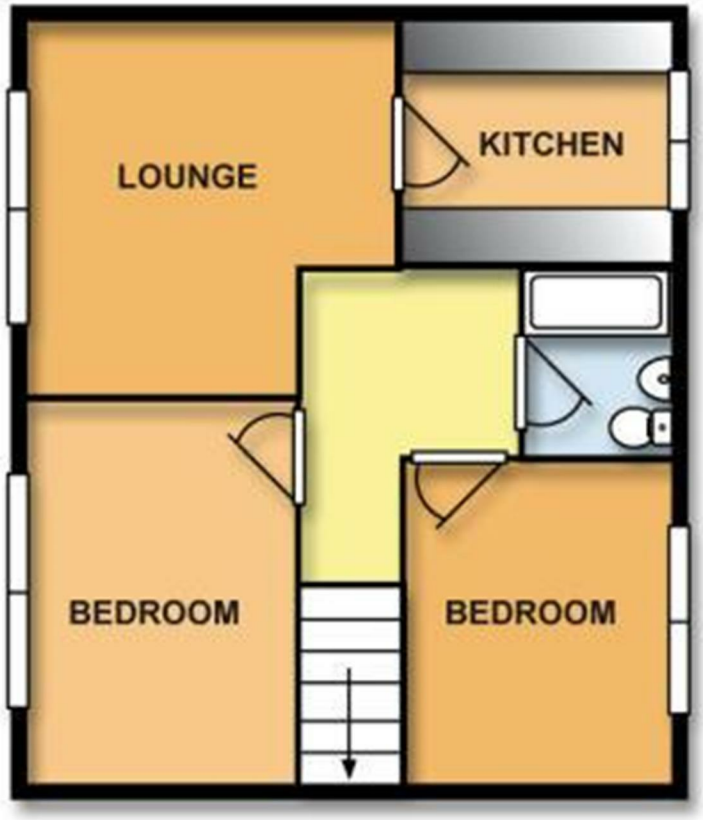
OUTSIDE

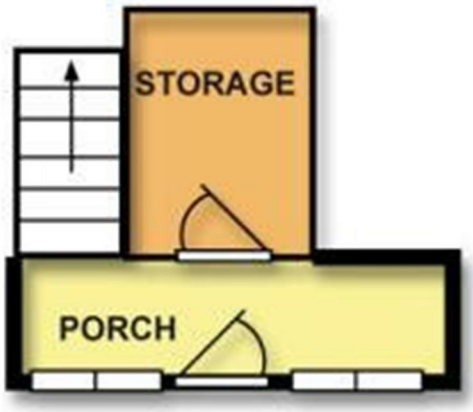
The property benefits from having gardens to the rear. Hard standing to front with potential to create off road parking for two cars (subject to council acceptance), large lawned rear garden with patio and path leading to garden shed. The property also benefits from uPVC fascias and soffits for ease of maintenance.



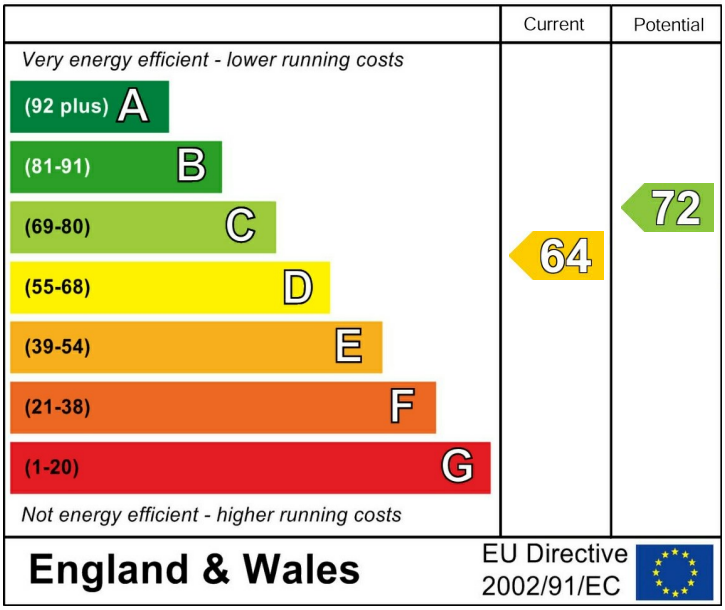
FURTHER PHOTO



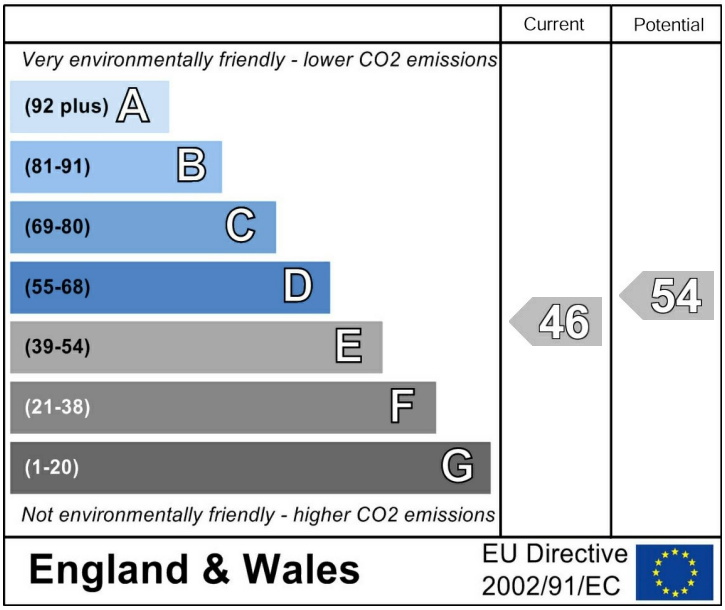

LOUNGE
KITCHEN
BEDROOM
BEDROOM


STORAGE
PORCH

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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Services

Mains water 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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