



## 247 Woodland Road

Stanton, Burton-On-Trent, DE15 9SU

Guide price £230,000



**LOCATION! LOCATION! LOCATION!** Burton's only "Legally Trained" Estate Agents are delighted to present this three-bedroom property to the market. This semi-detached family home is situated in a popular area with excellent access to nearby transportation links such as the A444 & M42. It is located close to local amenities and is a short drive away from Burton's Town Centre. The house is being sold CHAIN FREE & VACANT POSSESSION.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed; searches have been requested. The searches will be provided to any prospective buyer and their Solicitor, ready to be used (saving 8 weeks). If you are a cash buyer, then you are ready to move in straight away; if you are buying with a mortgage, get your offer, and you are ready to move in.

The current Vendors have carried out a "complete programme of modernisation" throughout this home. When we asked the Vendors for a description of the works carried out, their response is as follows "Everything is fresh in this family home, we have amongst many upgrades decorated throughout, installed a new designer bathroom, new electrics, new sockets and new carpets".





HALLWAY

RECEPTION ROOM 11'4" x 13'0" (3.47m x 3.97m)

DINING ROOM 11'4" x 10'11" (3.47m x 3.35m)

KITCHEN 6'0" x 18'0" (1.84m x 5.50m)

LANDING

MASTER BEDROOM 11'4" x 13'0" (3.46m x 3.97m)

BEDROOM TWO 11'4" x 10'11" (3.46m x 3.35m)

BEDROOM THREE 7'4" x 7'4" (2.26m x 2.24m)

BATHROOM 7'4" x 7'10" (2.26m x 2.41m)

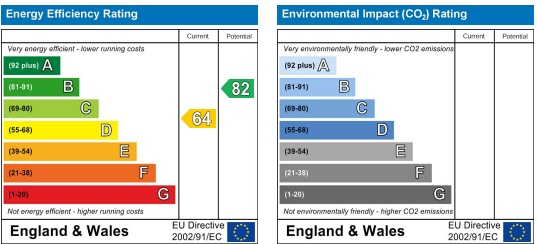
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.