



26 Upton Drive

Stretton, Burton-On-Trent, DE14 2FB

£750 Per Calendar Month



Very well maintained Semi detached house in popular location, benefiting from gas central heating & uPVC double glazing the accommodation comprises: Hallway, Wc, Lounge, Kitchen Diner, Two Bedrooms and Bathroom. Allocated parking to front, enclosed easily maintained garden to rear. EPC B Tax Band B
Viewing is essential to fully appreciate this property



Requirements

Holding Deposit - equal to one weeks rent - £173.08 to be allocated to the first months rent on move in

Securing Deposit - equal to five weeks rent - £865 to be paid at least 7 days prior to commencement of tenants and the signing of the tenancy agreement - monies will be lodged with the DPS prior to move in

Entrance Hallway

Accessed via a composite front door, doors to Lounge & Wc, stairs to the first floor, ceramic tiled flooring, ceiling light point, central heating control, power point.I

Wc

White suite comprising of low level Wc and wall mounted corner hand wash basin with mixer tap & tiled splash, opaque glazed window to front elevation, central heating radiator, ceiling light point, ceramic tiled floor, electric consumer unit.

Lounge 12'4" x 9'10" (3.77m x 3.00m)

With uPVC window to front elevation. central heating radiator, TV aerial point, ceiling light point, power points, door to Dining Kitchen, under-stairs storage cupboard

Kitchen Diner 12'9" x 9'3" (3.90m x 2.83)

Fitted with range of wall and base units with roll top work surfaces over, inset sink and drainer, integrated gas hob and electric oven with stainless steel extraction fan over, space for fridge freezer, plumbing points for dish washer and automatic washing machine, uPVC window and French doors to the rear elevation, central heating radiator, ceramic tiled floor, inset spot lights to ceiling.

Landing

Doors to both Bedrooms and the Bathroom, hatch giving access to the loft

Bedroom One 12'9" x 8'10" (3.90m x 2.70m)

With two uPVC windows to front elevation, spacious storage cupboard, central heating radiator, ceiling light point, wall mounted central heating thermostat, power points

Bedroom Two 12'9" x 8'2" (3.90m x 2.49m)

With uPVC window to the rear elevation, central heating radiator, ceiling light point, power points.

Bathroom 6'2" x 5'10" (1.88m x 1.79m)

Fitted with a white suite comprising of low level W/C, hand wash basin and panel bath with thermostatic shower over, predominately tiled walls, shower screen, central heating radiator, extraction fan, uPVC opaque glazed window to side elevation

Externally

To the Front

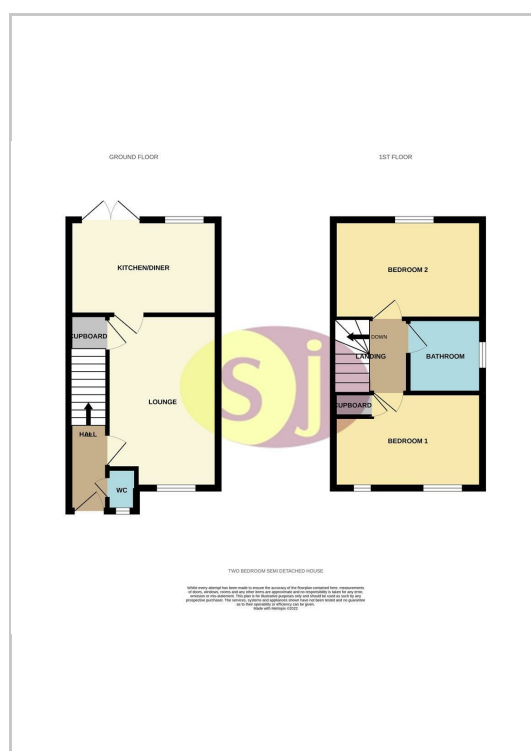
A tarmac area provides allocated parking for 2 vehicles, lawn with shrub border, gravelled areas either side of the front door, paved path leads to a wooden gate which in turn gives access to the side of the property and rear garden

To the Rear

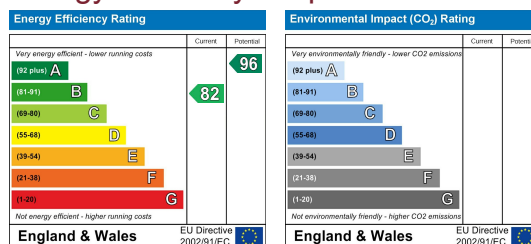
Fully enclosed by fencing the easily maintained garden is laid to artificial lawn with gravelled borders, gravelled area for shed, paved patio, decking with retractable canopy over, outside water tap



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.

33 Main Street, Burton-on-Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com