



19 Westminster Drive

Stretton, Burton-On-Trent, DE13 0FG

£80,000



SJ are pleased to bring to market this one bedroom ground floor flat in the desirable village of Stretton. With Entrance Hallway, Lounge, Kitchen, re-fitted Shower room and Bedroom. There is also a lovely private rear garden and off road parking. EPC D Council Tax A.



Hallway 4'1" x 2'11" (1.25m x 0.89m)

The property is accessed via a uPVC front door with ceiling light point and electric point, door leading to the Lounge

Lounge 11'1" x 10'5" (3.38m x 3.19m)

With uPVC double glazed window to the front, electric decorative fire surround, consumer unit, ceiling light point, electric power points and Open Reach socket, doorway to inner hall.

Kitchen 6'10" x 6'9" (2.10m x 2.08m)

The kitchen has an open archway to the Lounge and is fitted with a range of cream shaker style wall and base units, beech effect work surfaces with a 1 1/2 bowl sink with drainer and stainless steel mixer tap over. Part tiled walls, AEG electric hob with extractor over, Turbo Hygena electric oven, electric power points and ceiling light point.

Shower Room 6'1" m x 4'11" (1.86 m x 1.50m)

Recently re-fitted with white suite comprising double shower cubicle with Triton Madrid II electric shower, low flush WC, vanity unit with wash hand basin, partially tiled walls and tiled floor, opaque double glazed window to the side, ceiling light point.

Bedroom 15'0" x 8'1" (4.58m x 2.48m)

With 2 uPVC double glazed windows to the rear, ceiling light point, built in cupboard providing storage, further cupboard housing insulated immersion tank, electric power points & ceiling light point.

External

Garden

The delightful enclosed rear garden accessed via a decorative metal gate, a slabbed patio area, border with mature shrubs and is laid to lawn, slabbed pathway leading down the side to the front of the Property.

LEASEHOLD PROPERTY

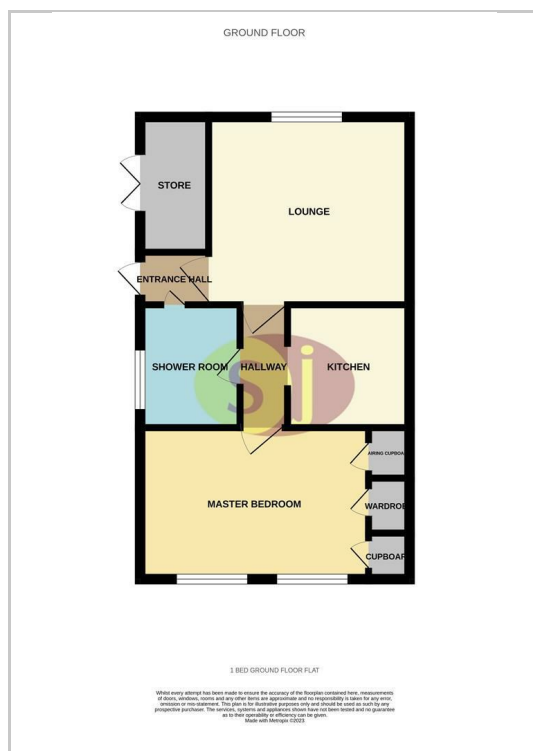
Approx. 65 years remaining

GROUND RENT

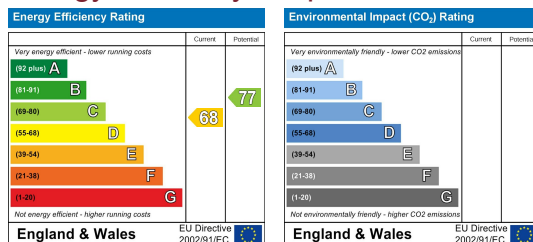
Approx. £30 per annum



Floor Plans



Energy Efficiency Graph



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