



63 Britannia Drive

Stretton, Burton On Trent, DE13 0EW

£169,950



Well maintained Semi Detached House on a corner plot in very popular location. IDEAL FIRST TIME BUYER/INVESTMENT property. Benefiting from Gas Central Heating and uPVC Double Glazing the accommodation comprises: Lounge, Kitchen Diner, Two Bedrooms and Shower Room. Spacious enclosed rear garden, gardens to front and side, driveway providing off road parking to the rear of the property. Easy access to Village amenities, A38 & Burton Town Centre.

EPC D. COUNCIL TAX B NO UPWARD CHAIN



Lounge 12'2" x 12'2" max (3.71m x 3.71m max)

Accessed via a uPVC front door with feature glazed panel, uPVC double glazed window to the front, Adam style fireplace with coal effect electric fire standing on a marble hearth and back, double panelled central heating radiator with thermostatic valve, TV aerial point, telephone point, stairs leading to the first floor, coved and textured ceiling with feature ceiling rose, archway to dining kitchen, power points, smoke alarm

Kitchen Diner 12'2" x 7'10" (3.71m x 2.41m)

The kitchen has a range of wall and base units in white providing storage, roll edge work surfaces with tiled splash back, stainless steel 1.5 bowl single drainer sink with mixer tap over, gas and electric cooker point, extraction fan over cooker space, plumbing point for washing machine, standing space for fridge freezer, textured ceiling with spot lighting, ample power points, uPVC double glazed window to the rear, ceramic tiled floor.

The dining area has a double panelled central heating radiator with thermostatic valve, uPVC half glazed door giving access to the rear garden, uPVC double glazed window to the rear, textured ceiling with light, power points.

Landing

Giving access to the two bedrooms and bathroom with uPVC double glazed window to the side, loft hatch, textured ceiling with light, smoke alarm, power point.

Bedroom One 10'9" x 8'9" min (3.30m x 2.69m min)

With two uPVC double glazed windows to the front, double panelled central heating radiator with thermostatic valve, power points, airing cupboard with shelf housing Vaillant combination boiler and timer, built in wardrobe with hanging rail and shelf, telephone point, textured ceiling with centre light, additional spot light, power points .

Bedroom Two 9'3" x 5'10" (2.82m x 1.80m)

With uPVC double glazed window to the rear, double panelled radiator with thermostatic valve, power points, textured ceiling, with centre light.

Shower Room 5'10" x 5'4" (1.78m x 1.65m)

Part tiled wet room with white suite comprising of a low flush WC, wall mounted wash hand basin, tiled shower area with wall mounted Mira Advance ATL thermostatic shower and shower curtain rail, Vent Axia wall mounted extraction fan, double panelled central heating radiator, non slip vinyl flooring, uPVC opaque glazed window to rear with tiled sill, textured ceiling with light.

Externally

To the Front

Mainly laid to lawn with mature shrubs and tree, paved path leading to the front door and gate providing access to the rear garden.

To the Side

Lawn to side, spacious driveway providing off road parking accessed off Knightsbridge Way

To the Rear

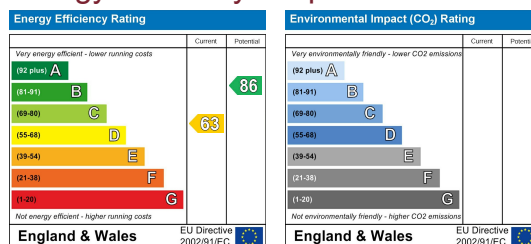
Fully enclosed by recently installed fenced boundaries with block paved patio area, lawn with mature shrub borders, storage shed, security light, external power point & outside water tap.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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