



1 Barley Close

Stretton, Burton on Trent, DE14 2SX

£145,000



Perfect for First Time Buyers and Investment Purchasers!

Two Double Bedroomed Town House benefiting from gas central heating & uPVC double glazing. Comprising of hall, lounge, kitchen diner & bathroom, enclosed garden to rear. Allocated parking space. Walking distance to Stretton Village amenities and Pirelli Football Stadium. Easy access to A38 and A50 for commuters.

Council Tax A, EPC D. NO UPWARD CHAIN.



Entrance Hall

Accessed via uPVC feature glazed front door, uPVC window to front elevation, stairs leading to first floor, central heating radiator with TRV, power points, consumer unit, ceiling light point, door leading through to lounge.

Lounge 11'9" max x 14'2" (3.59m max x 4.34m)

Double glazing uPVC window overlooking front elevation, TV and phone points, power points, ceiling light point with archway leading through to kitchen.

Kitchen Diner 11'9" x 7'10" (3.60m x 2.40m)

Fully fitted with a range of wall and base units with worktops over, tiled splash, 1.5 composite sink with single drainer and mixer tap, space for gas cooker with extraction fan over, space for appliances, uPVC double glazing window to rear elevation, wall mounted Worcester combination boiler, uPVC half glazed door giving access to the rear garden

Landing

Giving access to Two double bedrooms and Bathroom, hatch for access to loft, power points and ceiling light point.

Bedroom One 11'8" x 8'0" (3.58m x 2.44m)

Two uPVC double glazing windows to front elevation, power points, over-stairs storage cupboard, central heating radiator with trv, ceiling light point.

Bedroom Two 11'9" x 7'5" (3.59m x 2.27m)

Two uPVC double glazed windows to rear elevation, central heating radiator with TRV, power points and ceiling light point.

Bathroom 5'8" x 6'3" (1.73m x 1.93m)

Fitted with white 3 piece suite comprising of low level flush WC, pedestal basin with mixer tap, panelled bath with mixer tap and electric shower over, shower screen, tiled splash, central heating radiator with TRV, ceiling light point with extraction.

Externally

To the front & Side

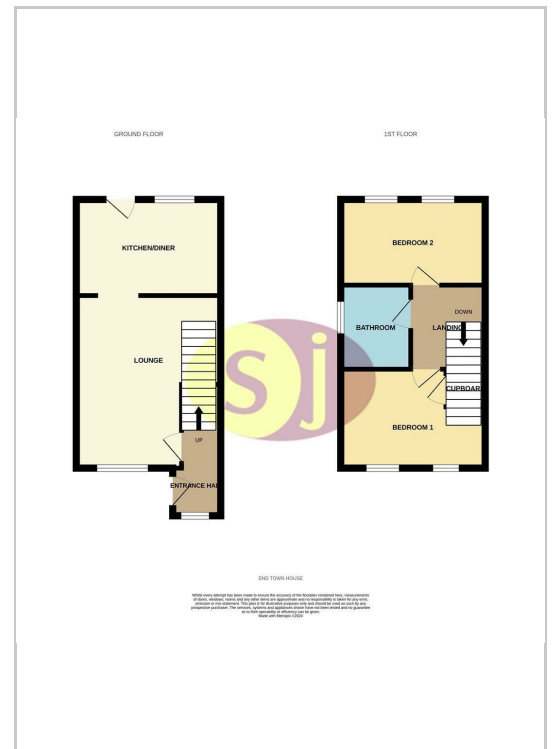
A pathway leading to the front door and decorative side gate leading to rear garden, laid to lawn.

To the rear

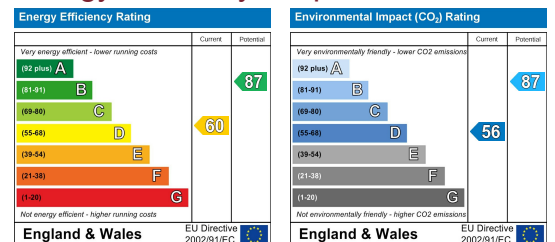
Fully enclosed with a patio area and pathway leading between lawned areas and path leading round the side to the front of the property.



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.

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