



82 Fairham Road

Stretton, Burton On Trent, DE13 0BU

£199,950



NO CHAIN. A 3 bedroom semi detached property situated in a very popular village location . Property benefits from gas central heating and uPVC double glazing, the accommodation comprises of Porch, Lounge, Dining Room, Kitchen, three Bedrooms, fitted Bathroom. Driveway provides parking and leads to the single detached garage, rear garden with patio area. Close to William Shrewsbury school. Easy access to A38 and A50 for the commuter. EPC D Council Tax C



Porch

Accessed via a uPVC half opaque glazed front door to the side elevation with uPVC double glazed window to the front elevation, central heating radiator, electric power points, wall mounted coat hooks and door leading into the Lounge.

Lounge 16'0" x 12'7" (4.89m x 3.84m)

A good sized family Lounge with a large uPVC double glazed window to the front elevation, electric power points, ceiling recess spot lights, central heating radiator with TRV, aerial cable and BT phone and internet point. Under stair storage cupboard with shelving. Double glazed doors leading into the Dining Room.

Dining Room 11'11" x 8'9" (3.64m x 2.67m)

With Patio Doors to the rear aspect giving views across the garden, ceiling light point, electric power points, central heating radiator with TRV and stairs leading off to the first floor.

Kitchen 11'10" x 6'11" (3.62m x 2.11m)

Fitted with a range of wall and base units, a single stainless steel sink and drainer with mixer tap over. Integrated Stoves gas hob and New World double gas oven with integrated extractor over, electric power points, ceiling recess spot lights. Space for a tall fridge freezer, washing machine and dishwasher, marble effect roll top work surfaces, uPVC double glazed window to the rear elevation and uPVC fully opaque glazed door to the side, providing access to the driveway. Vinyl tile effect flooring and a partially glazed bi-fold door leads into the Dining Room.

Bedroom 1 12'1" x 9'7" (3.69m x 2.93m)

uPVC double glazed window to the rear elevation, central heating radiator with TRV, electric power points, BT phone point, ceiling light point and built in storage cupboard with power point.

Bedroom 2 11'9" x 8'9" (3.59m x 2.67m)

uPVC double glazed window to the front elevation, ceiling spot light bar, central heating radiator with TRV and electric power points.

Bedroom 3 8'9" x 7'0" (2.67m x 2.14m)

uPVC double glazed window to the front elevation, central heating radiator with TRV, electric power points and ceiling light point.

Bathroom 8'7" (max) x 5'11" (2.64m (max) x 1.81m)

Fitted with a white three piece bathroom suite, comprising of wash hand basin with mixer tap over, low level WC, extractor fan and bath with mains Aqualisa shower over. Part tiled walls, tiled floor, recess spot ceiling lights, wall mounted stainless steel heated towel rail and opaque uPVC double glazed window to the rear elevation.

External

To the Front

The property benefits from off road parking in the form of a shared tarmac driveway, with a slabbed pathway leading to the front door. The front garden is laid to lawn.

To the Rear

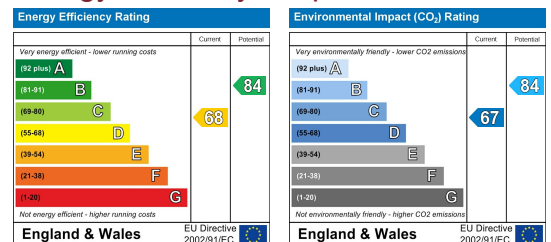
The driveway leads to a single brick built detached garage with up and over door. The garage has power and lighting and a side door providing access to the fully enclosed rear garden. With a slabbed patio area, two garden areas for planting and laid to lawn.



Floor Plans



Energy Efficiency Graph



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