



## 7 Oadby Rise

, Burton-On-Trent, DE13 0QE

Asking Price £222,500



We are pleased to offer for Sale, with NO UPWARD CHAIN, this 2 bedroom Semi Detached Bungalow in a popular quiet cul de sac location, comprising of Entrance Hall, Lounge/ Diner, open plan to Kitchen, Conservatory, 2 Bedrooms and refitted Bathroom. Benefitting from uPVC Double Glazing and Gas Central Heating. Front and rear gardens with sweeping driveway leading to Garage. Close to Queens Hospital. Viewing is highly recommended to appreciate the accommodation on offer!

EPC D. Council Tax C





## Entrance Hall

Accessed via feature glazed front door, with parquet wood block flooring, loft hatch with ladder housing Worcester combi boiler, doors leading to Lounge, both Bedrooms, Bathroom and storage cupboard.

## Lounge/Diner 17'8" x 10'11" (5.41 x 3.35)

UPVC double glazed window offering views over front aspect, parquet wood block flooring follows through from entrance hall, radiator, power points, coving to ceiling, ceiling light point, open to kitchen.

## Kitchen 12'7" x 9'1" (3.86 x 2.77)

Fitted with a range of base and wall units, stainless steel sink with drainer and chrome mixer tap, tiled splashbacks, space for fridge/freezer and a cooker, power points, coving to ceiling, ceiling light point, and a door through to the conservatory.

## Conservatory 18'8" x 6'9" (5.71 x 2.06)

Half brick construction with uPVC double glazed windows and polycarbonate roof, uPVC double glazed door leading out to the rear garden, radiator, power points, and doors to store room and garage.

## Master Bedroom 11'3" x 10'4" (3.45 x 3.17)

uPVC window to rear aspect, radiator, power points, coving to ceiling and ceiling light point.

## Bedroom 2 8'5" x 8'7" (2.59 x 2.62)

UPVC double glazed window to front aspect, radiator, power points and ceiling light point.

## Bathroom 5'7" x 6'0" (1.72 x 1.85)

This bathroom is recently refitted with three piece suite, comprising of jacuzzi bath with thermostatic power shower, basin in a vanity unit with a cupboard under and low level WC, tiled surround, heated towel rail, extractor fan, and uPVC opaque double glazed window to side aspect.

## Outside

### To The Front

Gated front garden with sweeping driveway leading to single garage and outside water tap.

### To The Rear

Patio with tiered garden and gate to front access.

## Garage

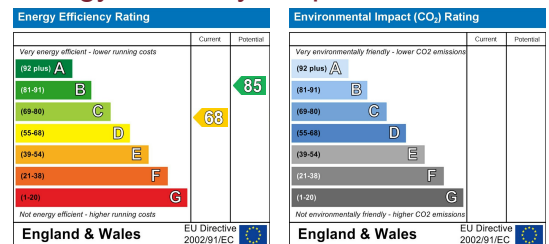
With power and light and up and over door.



## Floor Plans



## Energy Efficiency Graph



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