



19 Barker Round Way

Stretton, Burton On Trent, DE14 2DN

£995 Per Calendar Month



Three storey mid Town House in a popular location with Garage and off road parking. Internally the gas centrally heated accommodation comprises of Lounge, Kitchen Diner, Cloakroom. To the first floor are 2 Bedrooms and a family Bathroom, and the second floor has a Master Bedroom with En-Suite. Energy Rating C. Council Tax C. NO UPWARD CHAIN



Hallway

Approached via feature half glazed door, tiled floor, radiator, consumer unit, ceiling light point, electric and telephone points, smoke alarm and Honeywell heating control, stairs leading to the first floor, door to Lounge

Lounge 14'7" x 11'0" (4.45m x 3.37m)

With a uPVC double glazed window to the front aspect, feature fireplace with electric fire, laminate flooring, 2 radiators, aerial and phone points, ceiling light point and electric points, door leading to the Kitchen Diner

Kitchen/Diner 12'2" max x 11'10" max (3.73m max x 3.63m max)

Double glazed french doors open up onto the rear garden. uPVC window also to the rear aspect, a range of cream gloss base and wall units/drawers, Zanussi integrated gas hob and electric oven with stainless steel extractor hood over, roll edge work surface with one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash, plumbing for washing machine and standing space for fridge freezer. concealed Ideal boiler with Honeywell control, Tiled floor, light point and spotlights to ceiling, radiator and CO2 alarm, door to Wc.

Wc

Fitted with a white pedestal wash hand basin with chrome taps and low flush push Wc., radiator, tiled floor and useful cupboard to wall, coat hooks, ceiling light

Landing

With doors leading to bedrooms two, bedroom three and bathroom, window to front aspect, radiator, ceiling light point, electric point and smoke alarm. Stairs to 2nd floor.

Bedroom Two 11'0" x 9'1" (3.37m x 2.77m)

A double bedroom with uPVC window to the rear elevation with radiator under, ceiling light point, TV aerial point and electric points.

Bedroom Three 9'10" x 6'2" (3.0m x 1.88m)

With uPVC window to the front aspect, radiator under, ceiling light point and electric point.

Bathroom

With white suite comprising panelled bath and chrome mixer tap, low level push flush Wc, pedestal wash hand basin with chrome mixer tap over, tiled splash, heated towel rail, wall mounted mirror front cabinet, spot lights to ceiling, laminate flooring and extractor to wall.

Second Staircase

Leading to the Master Suite on the second floor, ceiling light point,

Master Bedroom 11'0" x 9'1" (3.37m x 2.77m)

Two uPVC windows to rear aspect with radiator under, power, telephone and TV aerial points, ceiling light point, archway leading to the Dressing Area.

Dressing Area 9'2" x 6'10" (2.8m x 2.1m)

Fitted with built in wardrobes and a cupboard providing useful storage space, radiator, electric points, loft hatch, door to ensuite.

En-Suite

Obscure glazed window to the front elevation, white suite comprising panelled bath, pedestal wash hand basin, low flush push Wc, tiled splash, enclosed shower cubicle with thermostatic shower, laminate flooring, cupboard housing water tank and space for storage.

Garage

Situated to the rear of the property in a block which is accessed via a driveway to the right of the property, with up and over door. ceiling light and electric point.

Outside Space

Front garden

Graveled fore garden with small path leading to the external door. Outside light and meter boxes.

Rear Garden

A private garden bordered by fencing, laid to lawn with a range of shrubs and a slabbed patio with pathway which leads to the rear access gate. Outside tap.

Requirements

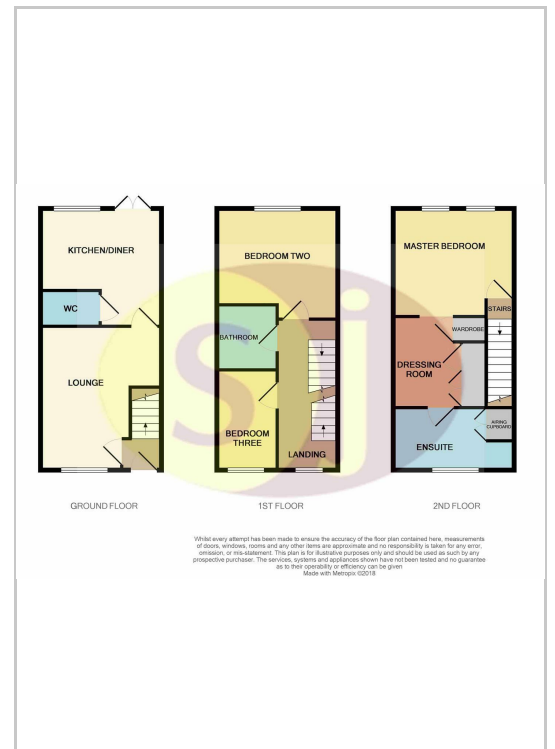
Holding Deposit = 1 weeks rent £229.61 - to be allocated to first months rent on move in

Security deposit payable 7 days prior to commencement of tenancy £1148 - to be lodged with the DPS prior to move in

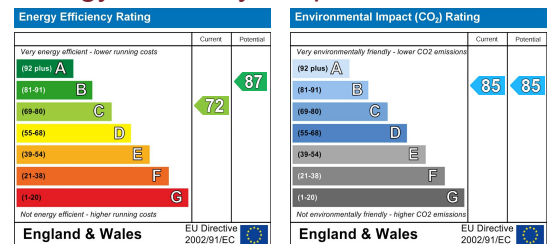
Balance of months rent payable on move in £918.39



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

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