



## 84 Beaconsfield Road

, Burton-On-Trent, DE13 0NT

£199,950



Offered for sale this three bedroom semi detached property located in a popular residential area of Burton on Trent, within walking distance of local amenities and schools. Property comprising of entrance hall, lounge, kitchen/diner, 2 double bedrooms, 1 single bedroom and shower room. With a lawned front garden and driveway with ample parking space and tiered rear garden. Council Tax Band B, EPC C. NO UPWARD CHAIN! IDEAL FOR FIRST TIME BUYERS!



### Entrance Hall 6'7" x 6'0" (2.02 x 1.84)

Accessed via part glazed uPVC door with stairs leading to the first floor, central heating radiator with trv, phone point, power point, ceiling light point, and doors leading off to lounge and kitchen.

### Lounge 14'5" x 13'6" (4.41 x 4.13)

With large uPVC bow window, aerial point, power points, ceiling light point and central heating radiator with trv.

### Kitchen Diner 14'5" x 7'10" (4.41 x 2.41)

Fitted with a range of wall and base units with marble effect worktop, sink with drainer and chrome taps, plumbing point for washing machine, space for fridge freezer and gas cooker. Door leading to under stairs cupboard with useful shelving and ceiling light point. Power points, central heating radiator with trv, 2 uPVC windows overlooking rear elevation, glazed uPVC door giving access to rear garden

### Landing 8'7" x 6'8" (2.63 x 2.04)

With loft hatch, power point, 'economy 7' thermostat, ceiling light point and doors leading to bedrooms 1,2 ,3 and bathroom.

### Bedroom One 14'6" x 7'10" (4.42 x 2.41)

With large uPVC window over looking rear elevation, power point, ceiling light point and central heating radiator with trv.

### Bedroom Two 9'10" x 8'8" (3.02 x 2.65)

With uPVC window overlooking the front elevation, power point, ceiling light point and central heating radiator with trv.

### Bedroom Three 9'10" x 5'5" (3.02 x 1.66)

With uPVC window overlooking front elevation, power points, ceiling light point and central heating radiator with trv.

### Bathroom 6'8" x 6'0" (2.04 x 1.85)

Fitted with low level flush wc, basin set in vanity unit with chrome mixer tap, walk in shower enclosure with screen, white glitz shower panels, electric shower. Central heating radiator with trv, storage cupboard housing i-mini boiler. Opaque uPVC window overlooking side elevation.

### Outside

#### To the front and side

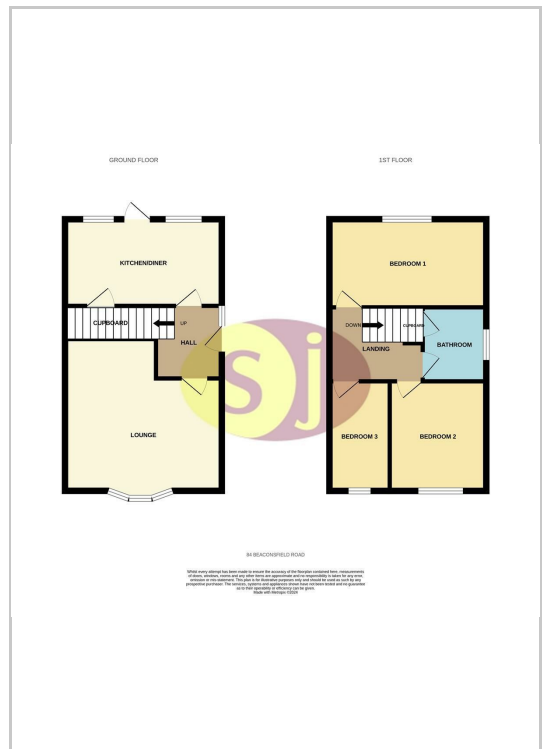
Paved driveway leading down the side of the property, with lawned area to the front.

#### To the rear

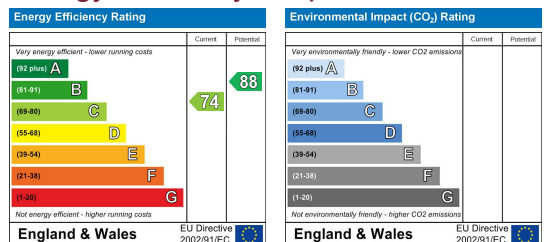
Tiered garden planted with mature shrubs and part fenced boundaries, small lawn, patio with gate leading to side driveway.



### 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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