



## 76 Dover Road

, Burton-On-Trent, DE13 0TB

£139,950



NO UPWARD CHAIN, NEW CARPETS. Well maintained End Terraced House in popular location, benefiting from uPVC double glazing & gas central heating the accommodation comprises: Lounge, Dining Room, Kitchen with pantry off, Two Double Bedrooms, spacious Bathroom. Externally there is a small fore-garden & an enclosed rear garden area, the rear yard also has two brick built stores. EPC D, Council Tax A  
Ideal First Timer Buyer/ Investment property within walking distance of Burton Queens Hospital & local amenities.



### Lounge 12'9" max x 13'1" (3.90m max x 3.99m)

Accessed via uPVC front door, with uPVC double glazed bay window overlooking front elevation, decorative fire surround, cupboard housing utility metres, power points, central heating radiator with trv, TV aerial point, coved and textured ceiling with light point, ceramic tiled floor, door leading to dining room.

### Dining Room 12'8" x 11'3" (3.87m x 3.45m)

With uPVC window to the rear elevation, central heating radiator, brick feature fireplace, coved & textured ceiling with light point, power points, telephone point, door to Kitchen, door giving access to spacious understairs cupboard

### Kitchen 10'2" x 7'6" (3.10m x 2.29m)

Fitted with a range of wall and base units providing storage, roll edge granite effect work surfaces with tiled splash, 1.5 bowl stainless steel sink with mixer tap over, plumbing point for automatic washing machine, space for cooker, wall mounted central heating combination boiler, uPVC window to side elevation, uPVC part glazed door leading to the rear yard, ceramic tiled floor, door giving access to spacious Pantry which has a uPVC window to the rear elevation.

### Stairs/Landing

Accessed via a door off the Dining Room, stairs to first floor, landing giving access to both bedrooms & bathroom, central heating radiator, ceiling light points, power point.

### Bedroom One 13'5" x 10'6" (4.11m x 3.21m)

With uPVC window to front elevation, central heating radiator, ceiling light point, power points

### Bedroom Two 11'4" x 9'5" (3.47m x 2.89m)

With uPVC window to rear elevation, central heating radiator, TV aerial point, power points, ceiling light point, over-stairs cupboard with access to the loft.

### Bathroom 10'10" x 7'7" (3.31m x 2.32m)

Fitted with a white suite comprising panelled bath with Triton electric shower over & glass shower screen, low flush Wc, pedestal wash hand basin, ceramic tiling around bath, ceramic tiled floor, uPVC opaque window to rear elevation, spacious cupboard with shelving, central heating radiator, ceiling light point.

### Externally

#### To the Front

Fore garden edged with a dwarf wall, path leading to the front door

#### To the Rear

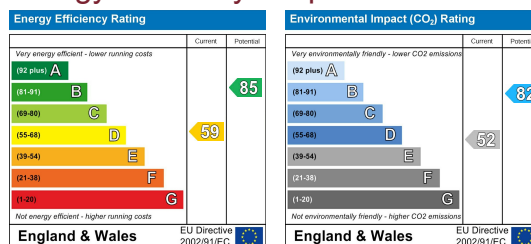
A shared pathway leads to the rear of the property with a right of way for the neighbour next door access, a wooden gate leads to a fully enclosed garden area with fenced boundaries, a small gate encloses the rear yard which gives access to the Kitchen and two outside stores.



### 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.

33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com