



93 BRITANNIA DRIVE

STRETTON, BURTON ON TRENT, DE13 0FB

£164,950



Well maintained Semi Detached House in popular location giving easy access to village amenities, the accommodation benefits from uPVC double glazing & Gas central heating and comprises Lounge, Kitchen Diner, Two Bedrooms and Bathroom. A driveway providing parking is located off Edinburgh Way with a gate giving access to the enclosed rear garden which is laid mainly to lawn. EPC D Council Tax B NO UPWARD CHAIN



Lounge 11'10" x 11'9" (3.61m x 3.60m)

Accessed via feature glazed uPVC front door, double glazed uPVC window to front elevation, radiator with trv, textured ceiling with light point, power points, telephone point, TV aerial point and virgin media, consumer unit, stairs leading to first floor and opening leading through to kitchen diner.

Kitchen Diner 11'10" x 7'5" (3.61m x 2.28m)

Fitted with a range of wall and base units with roll edge worktop, tiled splashback, stainless steel sink and drainer with chrome mixer tap over, freestanding electric oven and plumbing for washing machine, power points, radiator with trv, ceiling light point, 2x uPVC double glazed windows overlooking rear elevation, part glazed uPVC door leading to rear garden.

Landing

With uPVC double glazed window to side elevation, doors leading to bedrooms and bathroom, and useful storage cupboard. radiator with trv, and ceiling light point.

Bedroom One 9'5" x 9'1" (2.89m x 2.79m)

With 2x uPVC double glazed windows over looking front elevation, radiator with trv, power points, textured ceiling with light point, built in wardrobe with sliding doors, and a further storage cupboard housing Baxi combi boiler.

Bedroom Two 8'2" x 5'7" (2.51m x 1.72m)

With uPVC double glazed window overlooking rear elevation, radiator with trv, power points and built in wardrobe with sliding doors providing storage.

Bathroom 5'6" x 5'4" (1.70m x 1.64m)

Fitted with suite comprising low level flush WC, pedestal wash hand basin, panelled bath with triton electric shower over, part tiled walls, dome ceiling light and opaque uPVC double glazed window to rear elevation.

Externally

To the Front

Lawned front garden with shrubbed border and path leading to front door and side gate, tiled porch over door and security lighting.

To the Rear

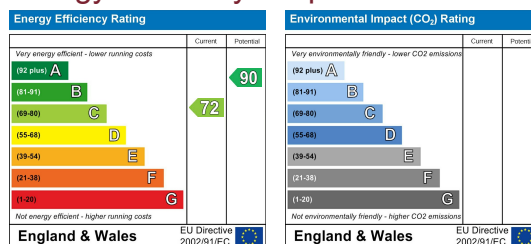
Fully enclosed with paved patio, lawn with borders and stepping stones leading to rear gate giving access to rear driveway which provides parking for 2 cars, outside tap and path leading round to the side gate giving access to the front of the property.



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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