



115 Fairham Road

Stretton, Burton-On-Trent, DE13 0BT

£199,950



NO UPPER CHAIN. A well maintained 3 bedroom semi detached property situated in a cul de sac location. Property benefits from Gas Central Heating and double glazing, the accommodation comprises of Porch, Lounge, Dining Room, Kitchen, three Bedrooms and refurbished Shower Room. Spacious driveway provides parking and leads to the single detached Garage, front and rear garden with patio area. EPC D Council Tax C



Front Porch

Fully opaque double glazed door, full width opaque double glazed window to the front and side, with ceiling light point and partially glazed door leading into the Lounge.

Lounge 15'8" x 11'6" (4.78 x 3.52)

With uPVC double glazed bow window to the front aspect, feature fire surround with wall mounted electric fire, electric power points, ceiling light point, central heating radiator, understairs storage cupboard and double doors leading into the Dining Room.

Dining Room 12'2" x 8'7" (3.71 x 2.63)

With double glazed patio door leading to the garden, central heating radiator, ceiling light point, electric power points, central heating thermostat and stairs off to first floor.

Kitchen 11'6" x 6'3" (3.51 x 1.92)

UPVC double glazed window to the rear aspect, uPVC partially opaque glazed door to the side, fitted with a range of wall and base units providing storage, wood effect worksurfaces, stainless steel single drainer sink with mixer tap over, space for under counter fridge, freezer, automatic washing machine and free standing cooker. Wall mounted Baxi combination Boiler, electric power points and ceiling light point.

Landing

Giving access to the bedrooms and bathroom, cupboard providing storage.

Bedroom One 11'8" x 8'3" (3.56 x 2.52)

With uPVC double glazed window to the front, fitted wardrobe with over bed storage, central heating radiator, TV point, ceiling light point, wall light points, electric power points.

Bedroom Two 11'5" x 8'9" (3.50 x 2.67)

With uPVC double glazed window to the rear, central heating radiator, storage cupboard, ceiling light point and electric power points.

Bedroom Three 8'7" x 6'8" (2.62 x 2.04)

With uPVC double glazed window to the front, central heating radiator, ceiling light point, and electric power points.

Shower Room 10'2" x 6'5" (3.11 x 1.98)

Fitted with white suite comprising of wash hand basin, WC and walk in shower with thermostatic shower, opaque uPVC double glazed window to the rear, partially tiled walls, tiled flooring, inset ceiling spot lights and extractor fan. Loft hatch providing access to loft space.

EXTERNAL

To the Front / Side

A pretty, well maintained front garden laid to lawn with planted borders and block paved pathway leading to the front door. Tarmac driveway leading down the side to the side door and detached garage with up and over door.

To the Rear

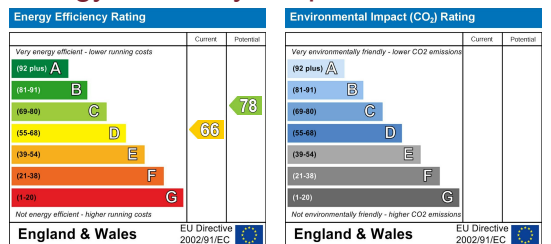
Block paved patio areas, partially laid to lawn with planted borders and detached garage with side door into the garden. Garage has light and power.



Floor Plans



Energy Efficiency Graph



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