



75 Britannia Drive

Stretton, Burton-On-Trent, DE13 0FB

£97,500



Well maintained first floor Maisonette in very popular village location, benefitting from gas central heating & uPVC double glazing the accommodation comprises: Porch, Hallway, Lounge, Kitchen, Two Bedrooms, Shower Room. Enclosed garden & allocated parking to the rear, EPC C, Council Tax A
NO UPWARD CHAIN, ideal investment property, easy access to amenities & road network.



Entrance Hall

Accessed via a uPVC part glazed front door, stairs leading to the first floor, central heating radiator, power point, ceiling light point

Upper Hallway 8'7" x 2'5" (2.62m x 0.75m)

Giving access to the Lounge, Bedrooms & Shower Room, hatch giving access to the loft space, ceiling light point, central heating controller

Lounge 12'11" min x 12'4" min (3.95m min x 3.76m min)

With uPVC window to the rear elevation, gas fire with wooden surround, central heating radiator with TRV, coved & textured ceiling, ceiling light point with feature rose, dado rail, power points, TV arial & telephone points, opening to Kitchen

Kitchen 8'0" x 6'8" (2.46m x 2.05m)

With comprehensive range of units with light cream doors & roll edge worksurface over, Zanussi built in oven & hob with extraction over, single drainer sink with mixer tap over, plumbing point for washing machine, standing space for fridge freezer, spacious cupboard providing storage, uPVC window to rear elevation, textured ceiling with spot lights, power points

Bedroom One 12'9" x 8'10" min (3.9m x 2.7m min)

With box bay uPVC window to the front elevation, central heating radiator with TRV, power points, ceiling light point

Bedroom Two 7'10" x 7'1" (2.41m x 2.17m)

With uPVC window to front elevation, textured ceiling with light point, power points, over-stairs cupboard housing recently installed (2025) Ideal combination boiler

Shower Room 5'6" x 5'2" (1.69m x 1.58m)

Fully tiled with white suite comprising square shower cubicle with glass sides & thermostatic shower, vanity unit housing wash hand basin with mixer tap over, low flush Wc, uPVC opaque window to side elevation, central heating radiator, textured ceiling with light point, wall mounted mirror

Externally

To the front & side

Pathway leading to the front door & to the side of the property providing space for bin storage & giving access to the garden area via, gravelled area to side with mature plants

To the Rear

Fully enclosed by fencing the easily maintained garden has gravelled area with borders & shed

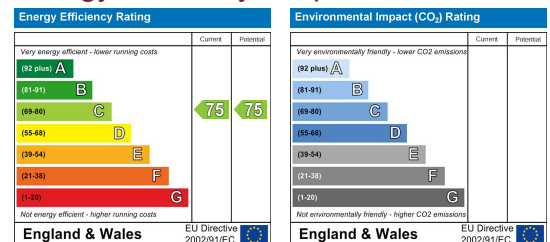
Communal car parking is accessed off Althorp Way with pathway off Britannia Drive leading to the parking area - the property has 2 allocated parking spaces



Floor Plans



Energy Efficiency Graph



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