



5A Holly Street

Stapenhill, Burton On Trent, DE15 9ET

£110,000



NO UPWARD CHAIN. Offered for sale is this well maintained One Bedroomed First Floor Flat within close proximity to local amenities and a short drive from Burton Town Centre. The accommodation comprises of Entrance Hall with stairs leading to first floor, Open plan Lounge / Kitchen, Double Bedroom, Laundry Room, and Bathroom. 125 year Lease, EPC C Council Tax Band A.



Entrance Hall

Accessed via private entrance with feature part glazed door, power point, consumer unit, ceiling light point, quarry tiled floor, stairs leading to first floor accommodation.

Landing 12'5" x 6'2" (3.80m x 1.88m)

With door to airing cupboard housing water tank, ceiling light point and shelving. Hatch giving access to loft space, power points, ceiling light point, uPVC double glazed oculus window to rear elevation and door leading to bedroom.

Lounge / Kitchen 14'8" x 12'5" (4.49m x 3.80m)

Open plan living area, fitted kitchen with a range of wall and base shaker style units, charcoal roll edge worktop with upstand, fitted Indesit electric oven, Indesit ceramic hob and stainless steel splashback with stainless steel chimney extractor above, 1 1/2 bowl black composite sink with drainer and chrome mixer tap, space for free standing fridge/freezer, power points, ceiling light points, TV aerial point, BT phone point, new electric heater and uPVC double glazed window to front elevation.

Bedroom One 12'4" x 7'11" (3.78m x 2.42m)

uPVC double glazed window overlooking rear elevation, power points, TV aerial point, phone point, ceiling light point, new electric heater

Laundry room 7'6" x 5'6" (2.31m x 1.69m)

Leading from landing, fitted beech base unit with grey roll edge worktop, plumbing for washing machine, power points, wall lights, uPVC double glazed opaque window to side elevation, door leading to bathroom.

Bathroom 7'5" x 7'3" (2.27m x 2.23m)

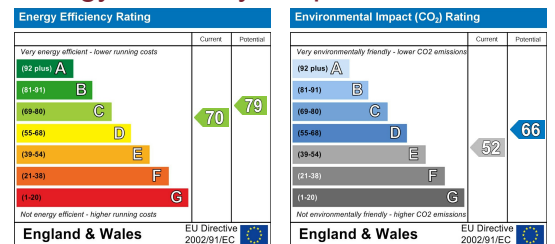
Fitted with low level flush WC, pedestal basin with chrome mixer tap, p shape bath with chrome thermostatic shower, chrome taps and shower screen. 1/2 tiled surround, electric towel heater, ceiling light point, Silavent extraction fan, uPVC opaque double glazed window to side elevation.



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 firm's 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