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26 Farm Close  
Burton-On-Trent  
Staffordshire  
DE13 0UR

Price  
£189,000

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- Semi-detached property
- Lounge
- Dining area opening into kitchen
- Three bedrooms
- Bathroom
- Drive to front
- Rear garden
- Gas central heating
- Situated close to amenities
- VIEWING RECOMMENDED

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

### THE PROPERTY

This three bedroom semi detached house is situated in a popular location with a good size frontage allowing for off road parking. Internally, the gas centrally heated accommodation includes an entrance hallway, lounge, dining area opening into the kitchen and to the first floor are three bedrooms and a family bathroom. To the rear is an enclosed garden with patio area.

### LOCATION

Situated on the popular Castle Park estate, the property is conveniently located for everyday amenities including, supermarket, doctors, dentist and schooling for all ages.

### ACCOMMODATION

#### FRONT ENTRANCE DOOR

Provides access to:

#### HALLWAY

1.79m x 3.98m (5'10" x 13'0")

Having stairs to first floor landing, radiator, ceiling light point and half panelling to walls. Door to kitchen and further door to:

#### SITTING ROOM

3.9m x 3.9m (12'9" x 12'9")

With timber flooring, bay window to front aspect, feature fire surround with living flame gas fire inset. Door to:

#### DINING ROOM

2.76m x 2.4m (9'0" x 7'10")

With wood effect flooring, door to garden and wide opening to:

#### FITTED KITCHEN

3.45m x (11'3" x )

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a stainless steel one and a quarter sink and side drainer with mixer tap over, plus a six ring gas hob. There is a built-in oven, space and plumbing for washing machine, plus further space for fridge/freezer. The worktops extend to create a breakfast bar. There are tiled surrounds, window to rear aspect and door to side.





## FIRST FLOOR

### LANDING

With window to side aspect, radiator, built-in airing cupboard housing the domestic hot water and central heating boiler. Doors leading off.

### BEDROOM ONE

3.10m x 3.42m (10'2" x 11'2")

Having two built-in wardrobes providing hanging space and shelving, window to front aspect, radiator and ceiling light point.

### BEDROOM TWO

2.57m x 3.84m (8'5" x 12'7")

With window to rear aspect, radiator and ceiling light point.

### BEDROOM THREE

2.27m x 2.57m (7'5" x 8'5")

With window to front aspect, radiator and ceiling light point.

### BATHROOM

1.79m x 1.68m (5'10" x 5'6")

Fitted with a panelled bath with electric Mira shower over, vanity unit with wash hand basin inset, and w.c. There are fully tiled walls, obscure window to side aspect and chrome heated towel rail.

## OUTSIDE AND GARDENS

The property is set back behind a block paved driveway providing off road parking with adjacent gravelled area. To the rear is a fully enclosed garden.

### COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

### TENURE

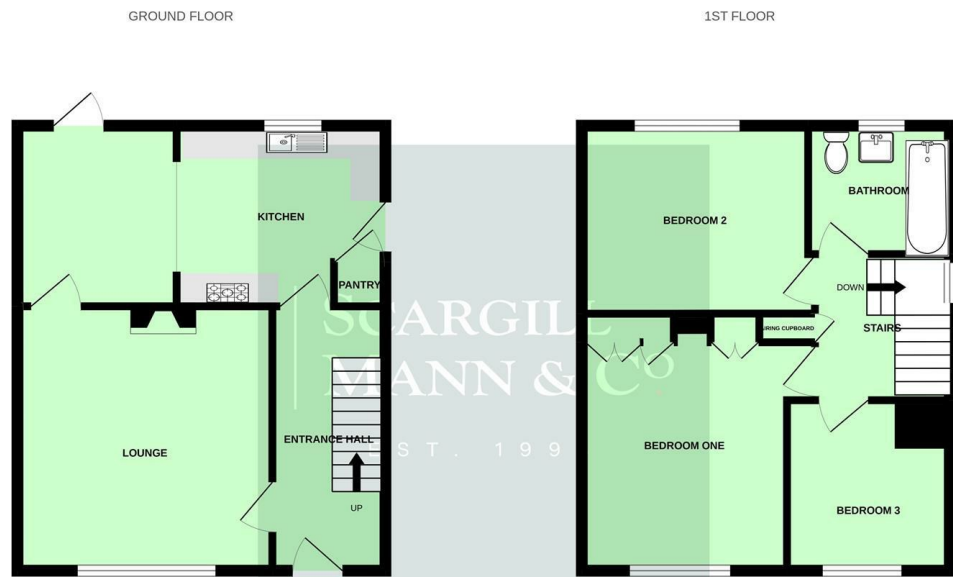
Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2022)/A

### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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