



18 Walford Road
Rolleston-On-Dove
Burton-On-Trent
DE13 9AP

£210,000

- No Chain - Vacant Possession
- Sought after village location
- Bungalow
- Gas central heating
- UPVC double glazing
- Garden room extension
- Good size garage
- Internal inspection recommended
- Gardens to the front and rear
- Tenure: Freehold

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

.

ACCOMMODATION

..

UPVC door to:

ENTRANCE HALL

Having a tiled floor, central heating radiator, and access into the roof space with a pull-down ladder giving access to a boarded area housing the wall-mounted gas central heating boiler.

SITTING ROOM

5.44 x 3.33 (17'10" x 10'11")

Features a living flame coal effect gas fire set in a timber surround with a raised stone hearth. Central heating radiator, floor tiling, and room finished with covering to ceiling and wall light points. There are double glazed windows and double glazed double doors leading into the:

CONSERVATORY

2.03 x 3.40 (6'8" x 11'2")

UPVC double glazed windows and double doors leading out onto the garden. The room is finished with floor tiling.

KITCHEN

3.99 x 2.46 (13'1" x 8'1")

Fitted with a range of matching high and low level units with a roll top work surface which is inset with a one-and-a-quarter sink container with mixer taps, small built in dishwasher. Integral appliances include a fridge, freezer and a washer dryer. There is a Belling gas range cooker with double oven, pan drawer and grill. There are tiled splashbacks, central heating radiator, UPVC double glazed window to the rear elevation and floor tiling. A part glazed UPVC panel door gives access to the side of the property.

BEDROOM ONE

2.97 x 4.19 (9'9" x 13'9")

Measurements include a built-in wardrobe, with matching drawers and bedside cabinets. There is a UPVC double glazed bow window to the front elevation, central heating radiator, floor tiling and coving to ceiling.





BEDROOM TWO/DRESSING ROOM

2.95 x 1.80 (9'8" x 5'11")

Measurements include a full wall of fitted wardrobes. UPVC double glazed window to the front elevation, central heating radiator. Finished with full tiling and coving to ceiling.

BATHROOM

2.39 x 2.44 (7'10" x 8'0")

Fitted with a white suite to include low level W.C, wash hand basin, set within a vanity unit with storage under and mixer taps, shaped panel bath with mixer taps and corner shower unit with overhead trench shower and hand-held shower. Wall finished with splashback wall tiles. UPVC double glazed window to the side elevation, heated towel rail and wood effect flooring.

OUTSIDE

...

Outside the front of the property is a shaped lawn garden, tarmac driveway with double gates leading onto a sectional detached garage.

DETACHED GARAGE

5.21 x 4.17 (17'1" x 13'8")

With power, light, and double-opening doors. there is a further personal access door. To the rear of the property is a paved terrace, a further raised slabbed patio area and a shaped herbaceous border. There is outside lighting and an outside tap.

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.

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.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (AA/JLW 01/2024)/A

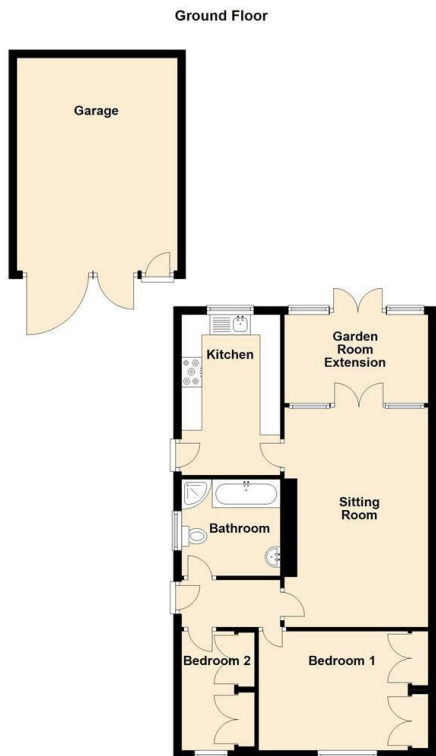
AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>



Total area: approx. 85.2 sq. metres (917.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position & size of doors, windows, appliances and other features are approximate only.
Plan produced using PlanUp.

Walford

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk