

SCARGILL
MANN & CO

EST. 1995



15 Bedford Road

Stapenhill, Burton Upon Trent, DE15 9JG

Price £138,000



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GENERAL INFORMATION

THE PROPERTY

An opportunity to stamp your own mark on this three-bedroom terrace property situated within walking distance of Stapenhill gardens and the town centre of Burton upon Trent. In addition, a primary school and everyday amenities are close by. Offering double glazed windows and storage heating, the accommodation incorporates an entrance hall, good size lounge, dining kitchen with patio doors out into the garden and modern, recently upgraded kitchen units. To the first floor are three bedrooms and a wet room.

Outside, to the front is a lawned frontage with hedged boundary. To the rear is an enclosed garden which is mainly laid to lawn with fruit trees and a range of outbuildings. The property offers great potential for off road parking and extension subject to the relevant planning permissions.

LOCATION

Stapenhill is a popular location offering riverside walks, stapenhill gardens, and a pleasant walk into Burton upon Trent's town centre where a complete range of amenities are available as well as a train station. Stapenhill itself offers a doctor's surgery, dentist, convenience stores and schooling for all ages. There is good access to the M40 and to the A38 via Walton on Trent.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

HALLWAY

5'11" x 11'9" (1.80 x 3.59)

Having stairs to first floor landing, useful understairs storage cupboard, door to kitchen and a further door to:

LOUNGE

11'5" x 12'8" into chimney breast recess (3.48 x 3.85 into chimney breast recess)

Having uPVC window to front aspect, ceiling light point, tiled fire surround with gas fire inset.

FITTED DINING KITCHEN

18'10" x 11'1" (5.73 x 3.38)

Recently fitted with a modern range of base cupboards and drawer units with matching wall mounted cabinets over, attractive marble effect worktops are inset with a stainless steel sink and side drainer. There is plumbing and space for washing machine, space for cooker, and further space for a fridge/freezer. Sliding patio doors lead out onto the rear garden. The dining area has a window overlooking the rear garden, and contemporary style wood fire surround with gas fire inset.

FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point, airing cupboard housing the domestic hot water boiler and tank. Doors leading off.

BEDROOM ONE

11'5" x 10'4" into chimney breast recess (3.48 x 3.16 into chimney breast recess)

Having two uPVC windows to front aspect, ceiling light point and electric storage heater.

BEDROOM TWO

14'9" x 11'1" (4.49 x 3.39)

Having window to rear aspect, tiled hearth with ornamental open grate, ceiling light point and electric storage heater.

BEDROOM THREE

10'2" x 8'6" max 5'8" min (3.11 x 2.58 max 1.72 min)

Having window to front aspect, electric storage heater and ceiling light point.

WET ROOM

5'8" x 5'9" (1.72 x 1.75)

Fitted with a w.c., wall mounted wash hand basin and electric Mira shower. Electric storage heater, uPVC obscure window to rear aspect and ceiling light point.

OUTSIDE AND GARDENS

The property is set back behind a frontage mainly laid to lawn with a hedged boundary and pathway leading to the front door. This area offers scope for off road parking subject to the relevant planning permissions.

To the rear is an enclosed garden which is mainly laid to lawn with plum tree and a range of outbuildings to the side.

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.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band A

AGENTS NOTE

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

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW March 2023)/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.



Road Map



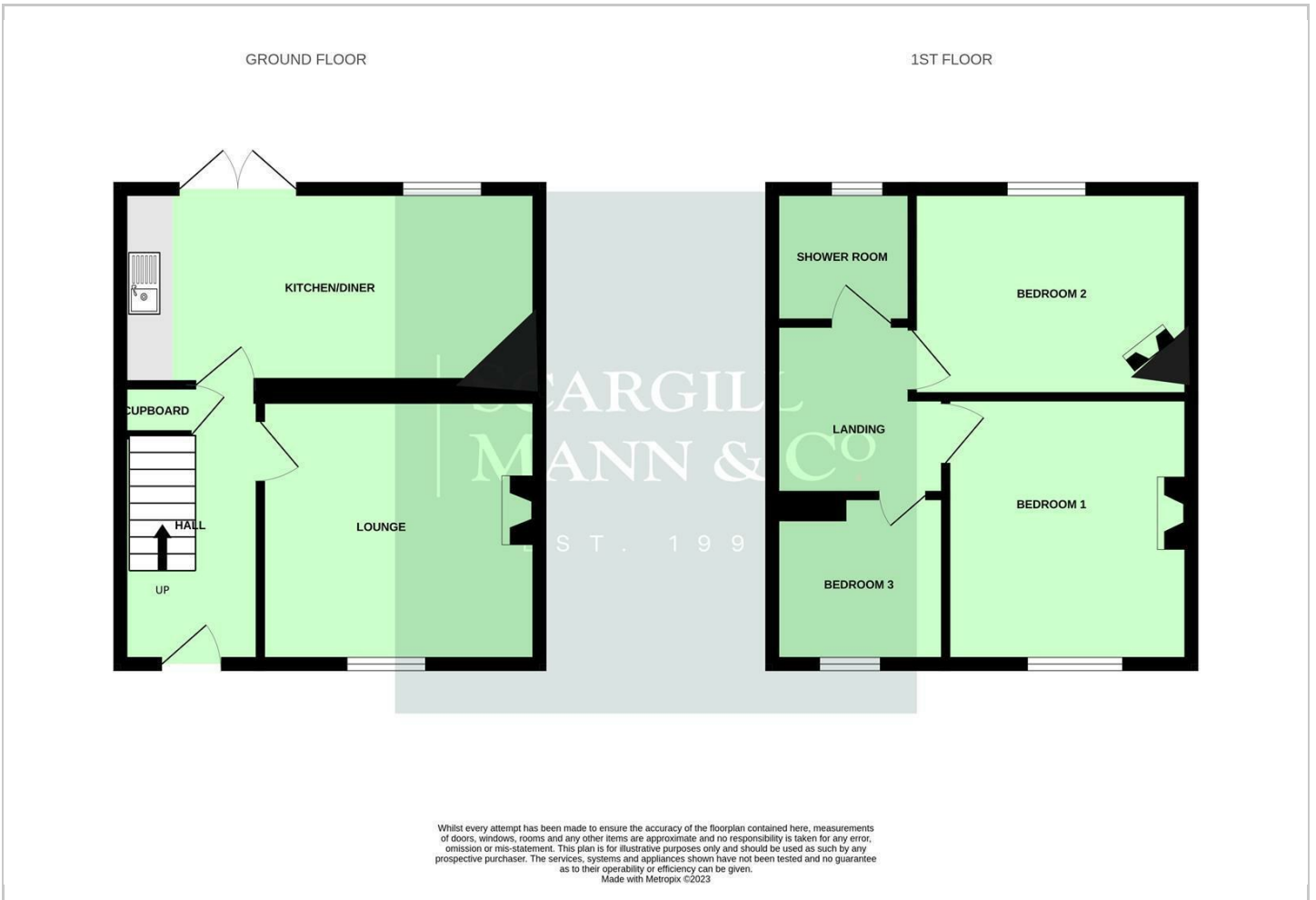
Hybrid Map



Terrain Map



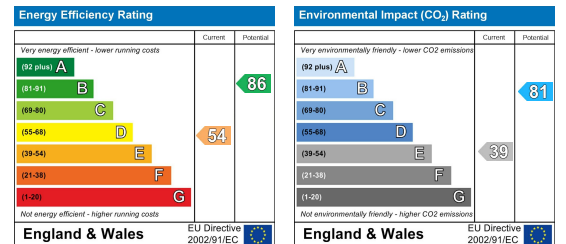
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

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.