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## 45 Marlborough Crescent

Stapenhill, Burton-On-Trent, DE15 9DE

**Price £220,000**



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## GENERAL INFORMATION

### THE PROPERTY

Offered for sale and being upgraded by the current owners is this well-presented two-bedroom semi-detached bungalow in this popular residential location close to all amenities. Sitting on a lovely corner plot with a wide frontage the gas centrally heated and double-glazed accommodation offers a hallway, and two bedrooms to the front aspect. Lounge with a conservatory off to the rear and a recently re-fitted kitchen with French doors out onto the rear patio. There is a re-fitted wet room.

### OUTSIDE

Outside is a driveway with an adjacent lawn with shrub borders. A timber gate leads down the side of the property and opens up onto the rear patio, with the garden beyond, which is currently being cleared by the owners.

### LOCATION

Stapenhill is a suburb superbly situated close to Burton town center with lovely riverside walks along the river Trent. Stapenhill has a post office with a cafe, pharmacists, co-op, convenience stores, hairdressers, florists, doctors, and dentists. There is a public bus service and good access to the M42 and A38.

### Porch

3'0" x 5'2" (0.92 x 1.57)

With a window to the side aspect and tiled floor.

### HALL

6'3" max 3'10" min x 10'11" (1.90 max 1.17 min x 3.34)

All rooms lead off the hallway, which has a radiator, ceiling light point and cupboard.

### LOUNGE

13'11" max 12'9" min x 10'10" (4.23 max 3.89 min x 3.31)

Measurements are maximum into the chimney breast and

minimum to the chimney breast. There are French doors with glazed side panels that lead out into the conservatory, a tiled hearth with electric fire, ceiling light point and radiator.

### CONSERVATORY

12'0" x 8'9" (3.65 x 2.67)

Having French doors out into the garden, wall light points, and radiator to add warmth in the cooler months.

### KITCHEN

9'3" x 11'7" (2.82 x 3.54)

Having base cupboards, drawer units, and glass display cupboards. Worktops are inset with a sink and side drainer with a mixer tap over and a four-ring electric hob. There is an integrated Zanussi oven, space for a dishwasher, fridge/freezer, and provision for a washing machine. French doors give access to the rear patio. There is attractive wood effect flooring, and the Vaillant domestic hot water and central heating boiler is housed here.

### BEDROOM ONE

10'11" x 11'10" (3.34 x 3.61)

Having a window to the front aspect, radiator and ceiling light point

### BEDROOM TWO

8'11" x 8'11" (2.71 x 2.72)

A window looks out to the front aspect there is a radiator and ceiling light point

### WET ROOM

6'10" x 6'2" (2.09 x 1.87)

It has been re-fitted by the current owners and is well presented with a w.c. hand wash basin and an electric shower. There is non-slip flooring, a window to the side aspect and tiled surrounds.

### OUTSIDE

Tel: 01283548194

## FRONT

The property has a driveway to the front with a lawned garden and shrub borders. To the side of the property, timber gates lead through to the rear.

## REAR GARDEN

Having a paved patio, a workshop and a further garden currently being cleared.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/09)/A

## TENURE

### Freehold

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 B

## CURRENT UTILITY SUPPLIERS

Water Severn Trent

Gas

Electric - Utility Warehouse

Sewage

Broadband supplier

Broadband speeds

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

## AGENTS NOTE

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

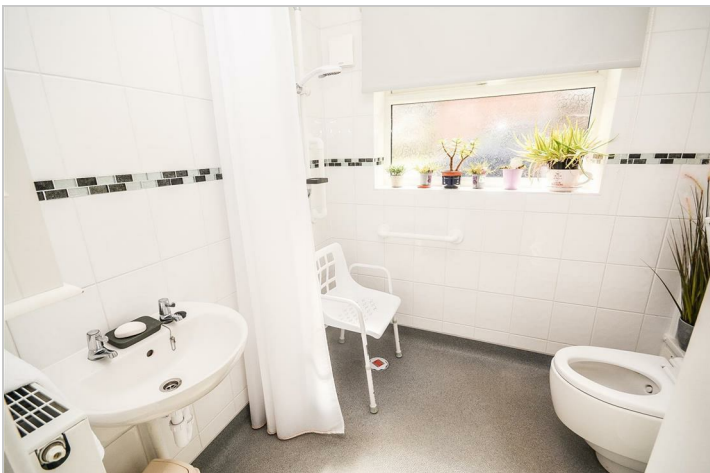
<https://www.gov.uk/check-long-term-flood-risk>

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

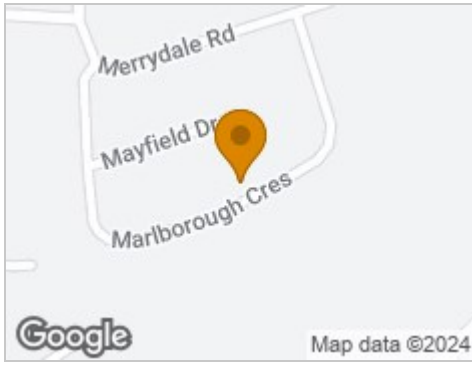
<http://www.gov.uk/>

## 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



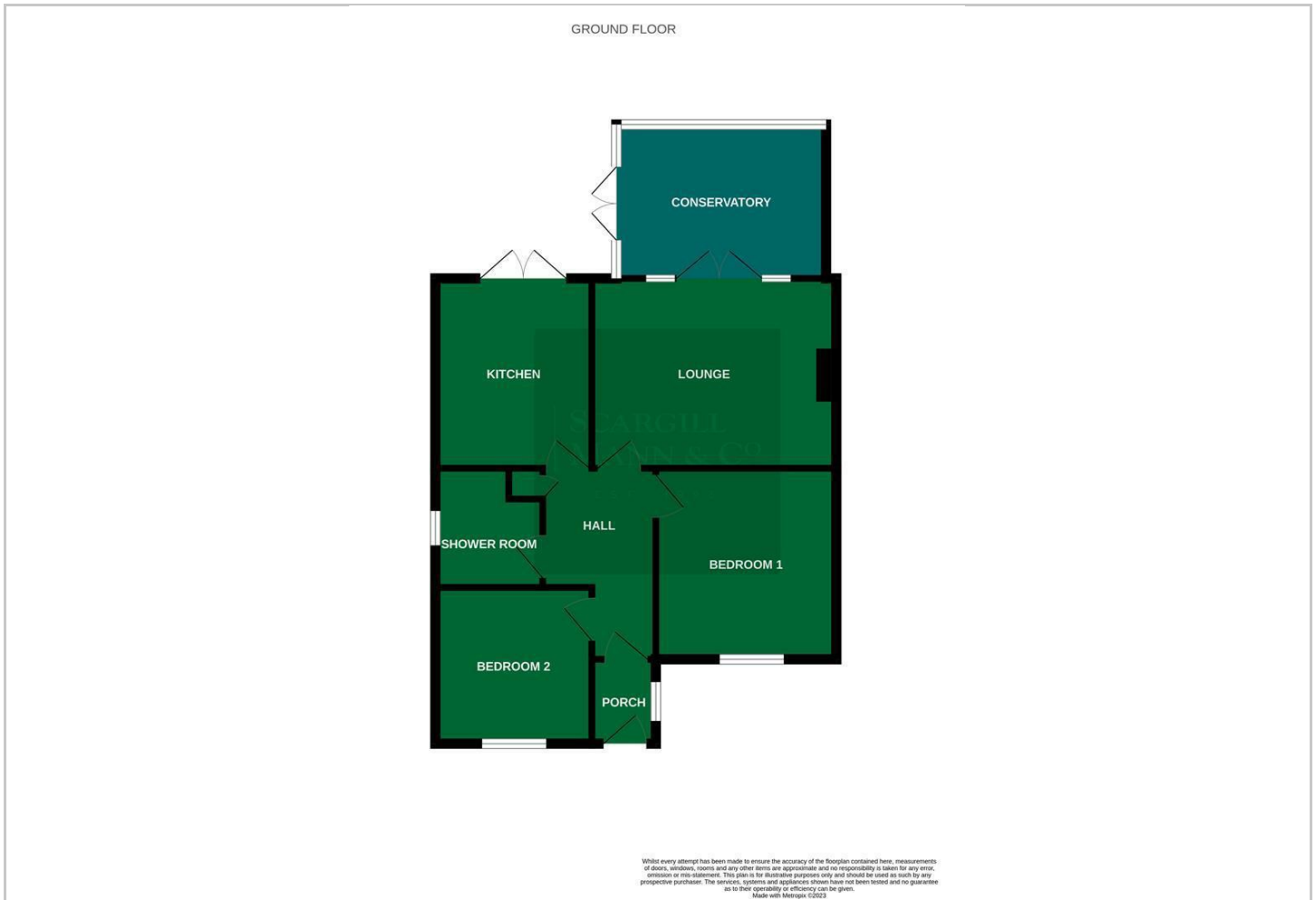
## Hybrid Map



## Terrain Map



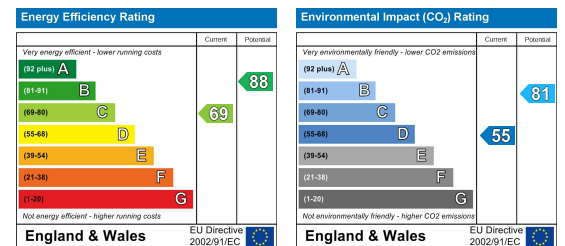
## Floor Plan



## 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.