

# Fletcher & Company

15 Attlee Avenue, Anslow, Burton on Trent, Staffs,  
DE13 9UH

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Offers Around £145,000

Freehold

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- 65% Shared Ownership
- Ideal for First Time Buyer
- Low Maintenance Living
- Two Car Driveway
- Enclosed Rear Garden
- Open Plan Living Kitchen, Hallway & Fitted Guest Cloakroom to Ground Floor
- Two Bedrooms & Bathroom to First Floor
- Principle Bedroom to Second Floor
- Close to Excellent Amenities & Transport Links
- Viewing Highly Recommended







## Summary

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A 65% shared ownership residence which is a superbly presented, three storey, three bedroom, end townhouse situated on a new estate in Anslow close to Burton-upon-Trent.

This stylish residence is gas central heated and double glazed with entrance hall, fitted guest cloakroom, spacious open plan living kitchen with kitchen area, lounge, dining room and French doors to garden. The first floor features two bedrooms and a bathroom and the principle bedroom is on the second floor.

To the rear of the property is a low maintenance garden with artificial lawn and patio and to the front of the property there is a two car driveway.

# F&C

## The Location

The property's location gives easy access to a good range of amenities locally including schooling at all levels, an excellent range of facilities in Burton-upon-Trent and easy access to principle transport links.

## Accommodation

### Ground Floor

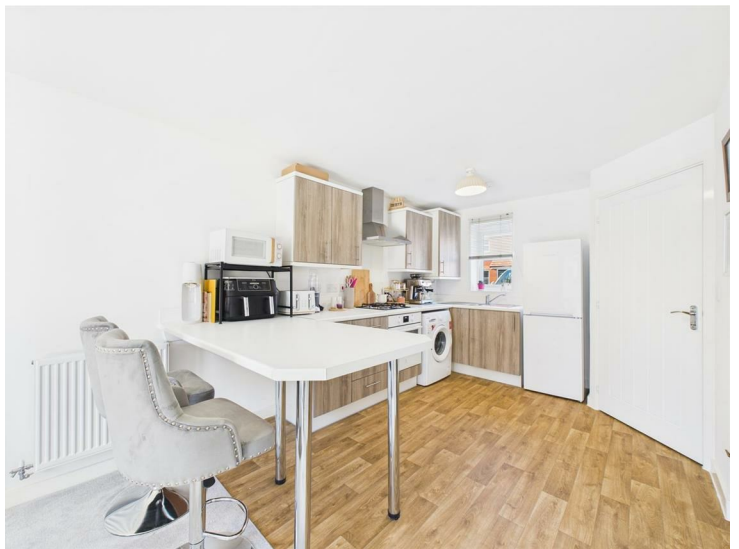
#### Hallway

5'0" x 4'1" (1.53 x 1.25)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Open Plan Living Space

21'11" x 12'1" (6.69 x 3.69)



### **Kitchen Area**

Comprising roll edge preparation surfaces extending to breakfast bar, matching upstands, inset stainless steel sink unit with mixer tap, wood grain effect base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for fridge freezer and washing machine, gas fired boiler, understairs storage space and double glazed window to front.



### **Lounge Area**

Having a central heating radiator and double glazed French doors to garden.



### **Fitted Guest Cloakroom**

4'10" x 2'6" (1.49 x 0.78)

Appointed with a low flush WC, wash handbasin and central heating radiator.

### **First Floor Landing**

10'7" x 3'5" (3.23 x 1.06)



### Bedroom Two

12'0" x 7'8" (3.68 x 2.36)

Having a central heating radiator and double glazed window to rear.



### Bedroom Three

7'8" x 5'6" (2.34 x 1.70)

With central heating radiator and two double glazed windows to front.



### **Bathroom**

6'0" x 5'6" (1.83 x 1.68)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower, central heating radiator and double glazed window to side.



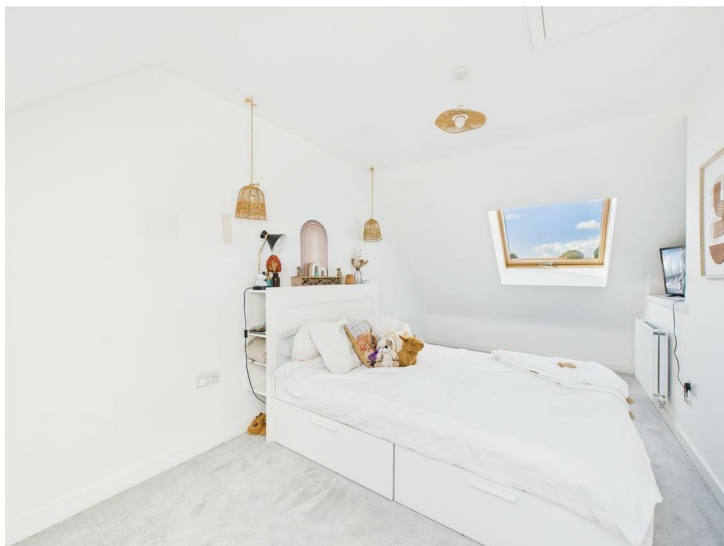
### **Second Floor Landing**

3'8" x 2'10" (1.12 x 0.88)

### **Principle Bedroom**

19'8" x 8'10" (6.00 x 2.71)

Having a double glazed window to front and Velux windows to front and rear.



### **Outside**

To the front of the property there are two allocated parking spaces. To the rear is a low maintenance, enclosed garden with patio and artificial lawn.

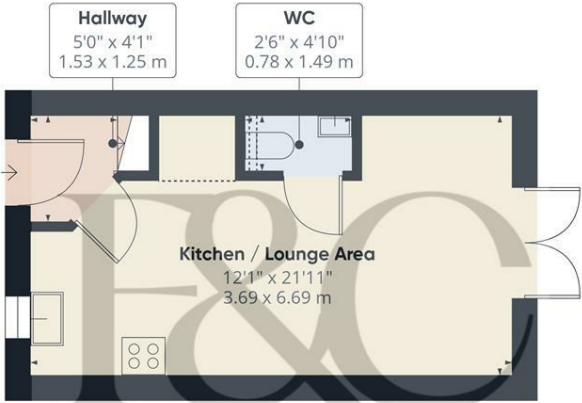


### **Council Tax Band B**

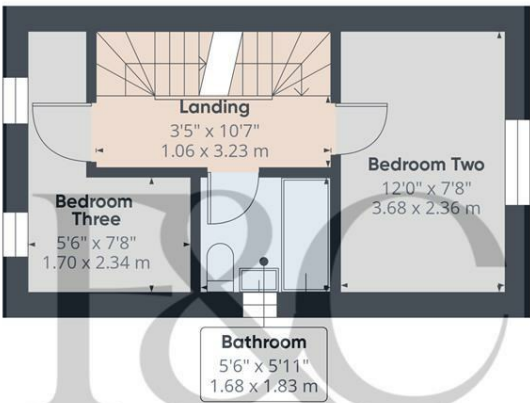
### **Tenure**

Please note the property is leasehold with a 99 year lease which commenced in 2023.

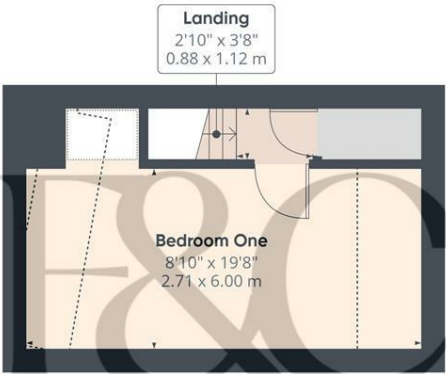
The property is 65% shared ownership with a monthly rent payable of £277. The housing association is HSPG.



Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>

695 ft<sup>2</sup>  
64.5 m<sup>2</sup>

Reduced headroom

67 ft<sup>2</sup>  
6.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Council Tax Band: B  
Tenure: Freehold

