

Fletcher & Company

31 High Bank Road, Burton-On-Trent, DE15 0HX

Offers Around £215,000

Freehold



- Popular Location
- Entrance Hall
- Two Reception Rooms
- Spacious Kitchen & Conservatory
- Two Double Bedrooms
- First Floor Bathroom
- Generously Sized Mature Garden
- Rear Access to Garage/Potential Parking
- Close to an Excellent Range of Amenities
- Close to Nearby Transport Links





Summary

A well-positioned, two double bedrooms, bay fronted, semi-detached residence occupying an elevated plot on High Bank Road in Winshill. The property is sold with the benefit of a garage/off-road parking to the rear (accessed from Herbert Street).

The property comprises double glazed accommodation with entrance hall, two reception rooms, good sized fitted kitchen and rear lean-to/conservatory. The first floor landing leads to two double bedrooms and a spacious bathroom.

There is an extensive, well-established, mature garden and the aforementioned rear access to the garage which requires attention.

F&C

The Location

The property's location is highly convenient for a full range of amenities in Burton-upon-Trent with a varied selection of shops, leisure pursuits, river side walks, nearby schooling and train station. The property is also convenient for the A38 and A50.

Accommodation

Ground Floor

Hallway

12'9" x 5'9" (3.91 x 1.77)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and panelled staircase to first floor with understairs cupboard.

Lounge

12'10" x 11'0" (3.92 x 3.36)

With fabulous feature fireplace and tiled hearth, central heating radiator, coving to ceiling, picture rail and box bay window to front.



Sitting Room

13'0" x 12'3" (3.97 x 3.75)

Having a feature fire surround and fire grate, central heating radiator, coving to ceiling, picture rail and windows to side and rear.



Spacious Kitchen

18'1" x 9'7" (5.52 x 2.94)

Comprising roll edged preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob, built-in double oven, appliance spaces suitable for fridge freezer, additional fridge or freezer, dishwasher, washing machine and tumble dryer, wall mounted gas fired boiler, two windows to the side and one to the rear and panelled and glazed door to conservatory.



Conservatory

9'8" x 7'8" (2.95 x 2.34)

A UPVC double glazed construction offering useful additional storage with potential to extend out into the garden subject to necessary planning consents. There is also access to the garden.



First Floor Landing

12'11" x 12'9" x 5'9" x 2'9" (3.95 x 3.90 x 1.77 x 0.85)

A semi-galleried landing with feature balustrade, central heating radiator and window to side.

Bedroom One

12'11" x 11'2" (3.95 x 3.41)

Having a central heating radiator, feature cast iron fire surround, picture rail and window to front.



Bedroom Two

12'2" x 9'8" (3.73 x 2.96)

With central heating radiator and window to rear.



Bathroom

9'5" x 8'11" (2.89 x 2.74)

A period style suite comprising low flush WC, wash handbasin, free standing roll edge bath, separate shower cubicle, central heating radiator, wood panelled walling, airing cupboard and windows to side and rear.

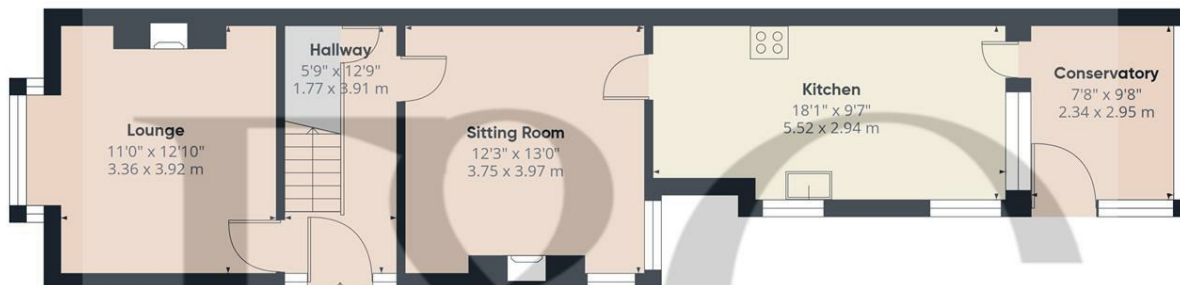


Outside

The property occupies an elevated plot from the pavement beyond steps and a mature fore-garden. There is side access to the property into the rear where there is a lengthy garden with feature patio area and extremely well-stocked flower beds and borders. To the foot of the garden there is hard standing for a garage/shed or alternatively off-road parking if removed.



Council Tax Band B



Floor 0

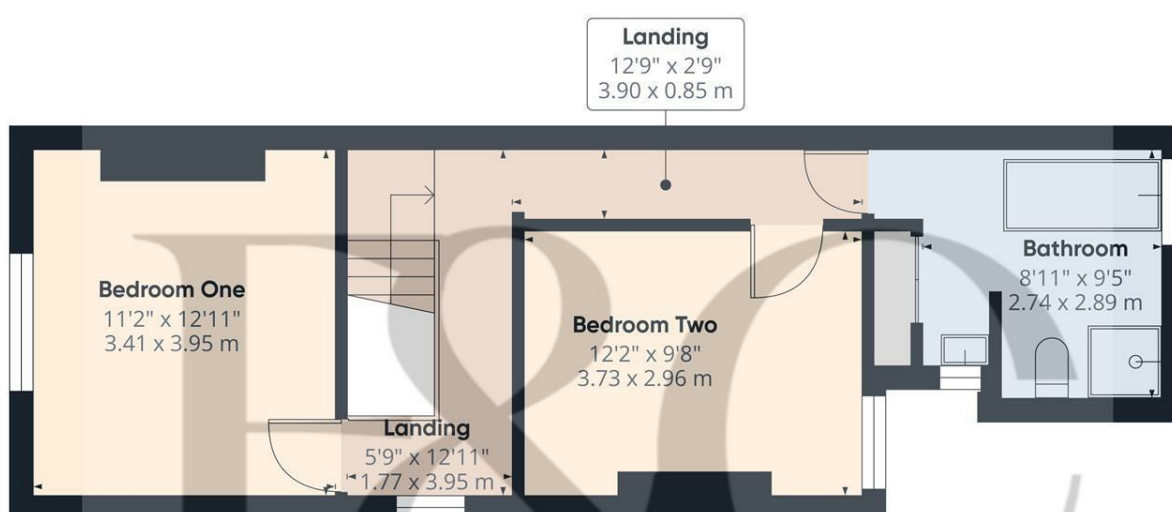
Approximate total area⁽¹⁾

625 ft²
58.1 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾

431 ft²
40 m²

(1) Excluding balconies and terraces

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31 High Bank Road
Burton-On-Trent
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	