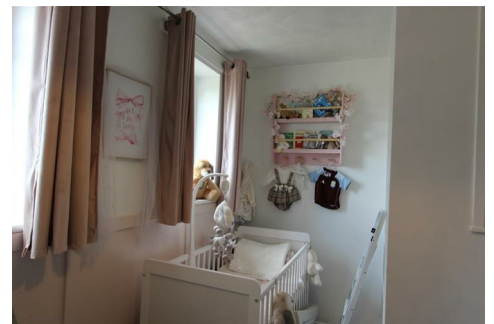




# HOPKINS & DAINTY

ESTATE AGENTS



**Barley Close, Burton-On-Trent, DE14 2SX**

**£160,000**

\*\*\*\*NO ONWARD CHAIN\*\*\*\* BOOK YOUR VIEWING NOW!\*\* Mid town house in a great location! Entrance hall, lounge, kitchen diner. To the first floor there are two double bedrooms together with a bathroom. Outside there is a small garden to the front and a rear garden. There is one allocated off road parking space. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hall

Accessed via a double glazed entrance door with laminate flooring, a radiator and doors leading off.

### Lounge 14'2" x 11'9" (4.33 x 3.59)



A light and airy room with a contemporary feel with a double glazed window to the front of the property, radiator and dark grey carpet.

### Kitchen/Diner 11'9" x 7'10" (3.59 x 2.41)



Fitted range of white high gloss base and wall units, with dark grey worktops and inset black sink and drainer with a mixer tap. There is a built in oven, gas hob and hood, along with a cupboard housing the wall mounted gas boiler. Space for a fridge/freezer and plumbing for a washing machine. Radiator and double glazed rear window and door giving access to the rear garden.

### First Floor Landing

Giving access to the bedrooms and the bathroom.

### Bedroom 1 11'9" x 7'5" (3.59 x 2.28)



Rear bedroom two windows looking over the rear garden with radiator.

### Bedroom 2 11'9" max x 9'8" max (3.59 max x 2.97 max )



Front bedroom with two windows looking over the front of the property with radiator, built in sliding wardrobes and storage cupboard.

### Bathroom 6'2" x 5'6" (1.89 x 1.68)



Contemporary three piece white suite comprising bath

with electric shower over, vanity wash hand basin and a WC, ceiling light and extractor vent

### Rear Garden



Sunny low maintenance rear garden with an artificial grass lawn, decked seating area and fencing to the boundary.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

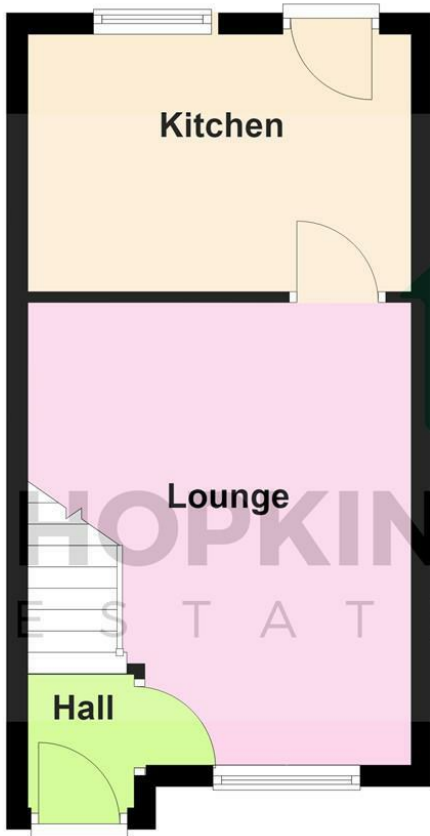
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or

misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

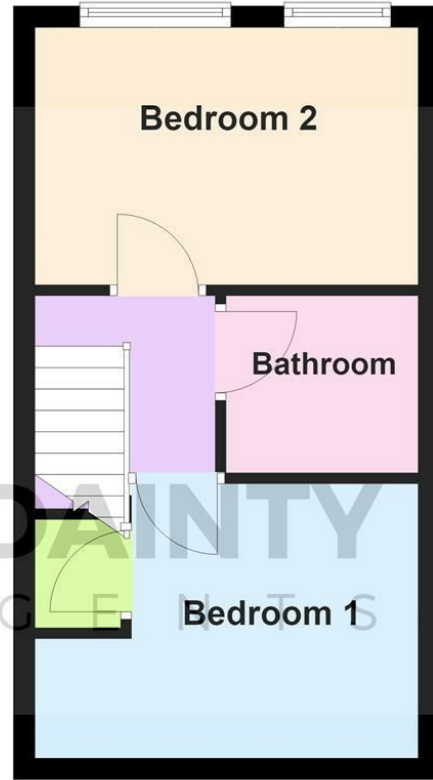
### Ground Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



### First Floor

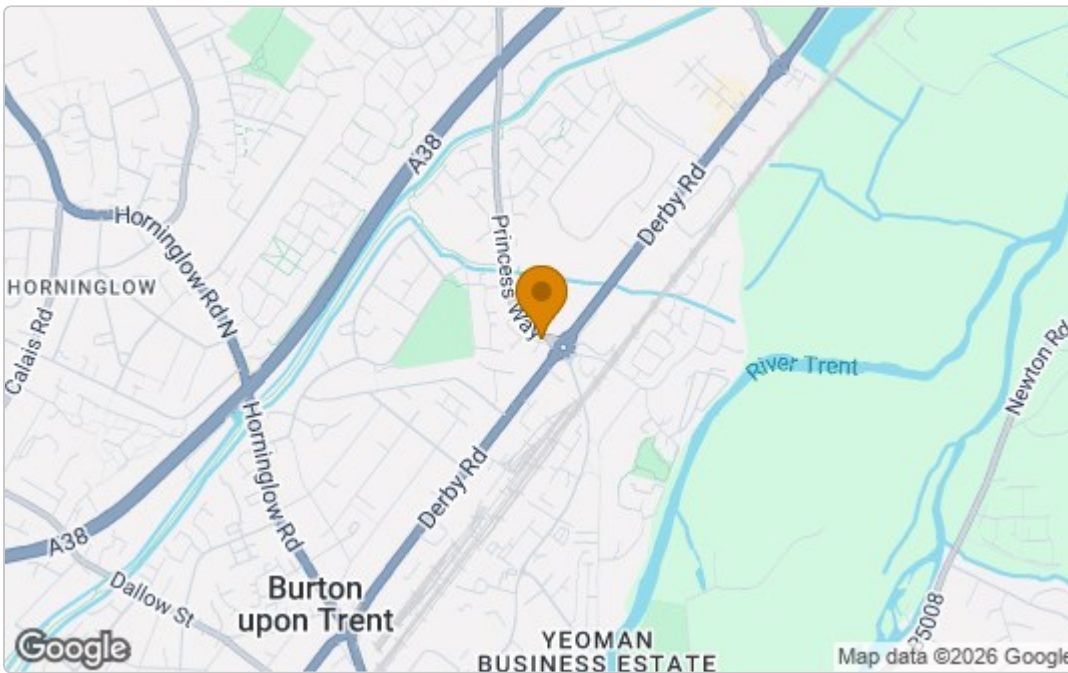
Approx. 24.5 sq. metres (264.0 sq. feet)



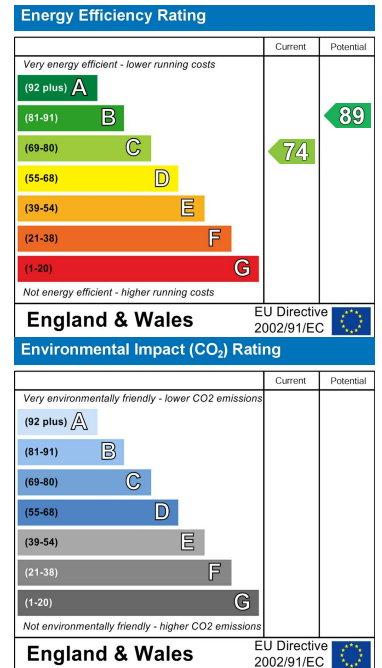
Total area: approx. 49.3 sq. metres (531.2 sq. feet)

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Plan produced using PlanUp.

### Area Map



### 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.