



Marlborough Crescent, Stapenhill
Burton-On-Trent, Staffordshire, DE15 9DF

NEWTONFALLOWELL 

**Marlborough Crescent, Stapenhill
Burton-On-Trent, Staffordshire, DE15 9DF
Asking Price £180,000**

***** Quality Bungalow In Great Location ***** Newton Fallowell are pleased to be able to offer for sale this well presented traditional two double bed roomed semi detached bungalow residence situated in a popular and convenient position and backing onto protected ground to the rear. With the benefit of immediate vacant possession the bungalow comprises: - covered entrance, spacious entrance hall, good sized lounge/diner, newly fitted kitchen with a wealth of integrated appliances, two double bedrooms and newly fitted bathroom. Outside are gardens to both front and rear which are designed for ease of maintenance and a driveway provides ample parking and leads to a detached garage.

Accommodation In Detail

Open Canopied Entrance

having quarry tiled flooring, Upvc double glazed light to side and Upvc half obscure leaded glazed entrance door leading to

Light & Airy Entrance Hall

having access to loft space, one central heating radiator and fitted smoke alarm.



Rear Sitting Room

13'10" x 10'9" (4.23m x 3.28m)

having Upvc double glazed window and French door opening out onto the rear garden and one central heating radiator.

Re-Fitted Kitchen

10'9" x 8'11" (3.29m x 2.74m)

having a good range of modern fitted base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, integrated fridge, freezer, washing machine and dishwasher, polycarbonate sink and draining unit, Worcester condensing combi gas fired central heating boiler, kickstrip heater, two Upvc double glazed windows overlooking the rear garden and Upvc double glazed door leading to the rear garden.

Master Bedroom

10'1" x 10'8" (3.08m x 3.26m)

having Upvc double glazed tilt and turn windows to front elevation and one central heating radiator.

Bedroom Two

8'10" x 8'10" (2.71m x 2.7m)

having Upvc double glazed tilt and turn windows to front elevation and one central heating radiator.

Re-Fitted Bathroom

having suite comprising panelled bath with mixer taps and thermostatically controlled shower over, vanity wash hand basin with cupboard under, low level twin flush push button wc, obscure Upvc double glazed window to side elevation, full tiling complement to bath area and half tiling to further walls and heated chrome ladder towel radiator.

Outside

To the front of the property a tarmac driveway provides ample parking and leads along the side of the property to a detached sectional garage with double doors (we understand there is electric, light and power within the garage area). The rear garden is designed for ease of maintenance and features paved and barked areas.

Services

All mains are believed to be connected.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |




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TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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