



**4 Waterside, Ferry Street, Stapenhill, Burton-On-Trent, Staffordshire, DE15 9HE**

**Offers In The Region Of £160,000**

CHAIN FREE - HELP TO BUY SCHEME AVAILABLE - Scofield Stone are delighted to bring to the market For Sale this NEW BUILD, TWO BEDROOM END TERRACED property located within a quiet waterfront location with no passing car traffic to either the front or rear of the property. There is parking for two cars at the side of the house and with front and rear gardens externally. Inside there is a kitchen, lounge and guest cloakroom at ground floor with two double bedrooms and bathroom at the first floor. The lounge has French doors onto the garden. The property is situated near waterside, overlooking the river Trent and the much loved Stapenhill Gardens are within walking distance.



Mickleover: 01332 511000  
Hilton: 01283 777100  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)



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### Entrance Hallway

With composite main access door.

### Living Room

13'5" x 11'5" (4.1 x 3.5)



With rear aspect uPVC double glazed French doors to garden, radiator.

### Kitchen

9'6" x 9'0" (2.9 x 2.75)



With front aspect uPVC double glazed window, radiator, a range of fitted wall and floor units with worktop, inset sink, integrated electric oven with gas hob and chimney style extractor hood over, under counter space and plumbing for appliances.

### Guest Cloakroom / WC

### Stairs/Landing

### Bedroom One

13'5" x 9'6" (4.1 x 2.9)



With front aspect uPVC double glazed window having views of the river Trent, radiator.

### Bedroom Two

11'5" x 8'10" (3.5 x 2.7)

Rear aspect uPVC double glazed window, radiator.

### Bathroom



Toilet, wash hand basin with chrome monobloc tap, bathtub with plumbed shower over, chrome heated towel rail.

### Outside



To the side of the building is a block paved car park with parking for two cars. The building frontages are lawned with paved pathway leading to the composite front entrance door. To the rear is a lawned and terraced garden with paved patio and wooden gate.

### Air Quality

Get air quality data for this address here:  
<https://addresspollution.org/>

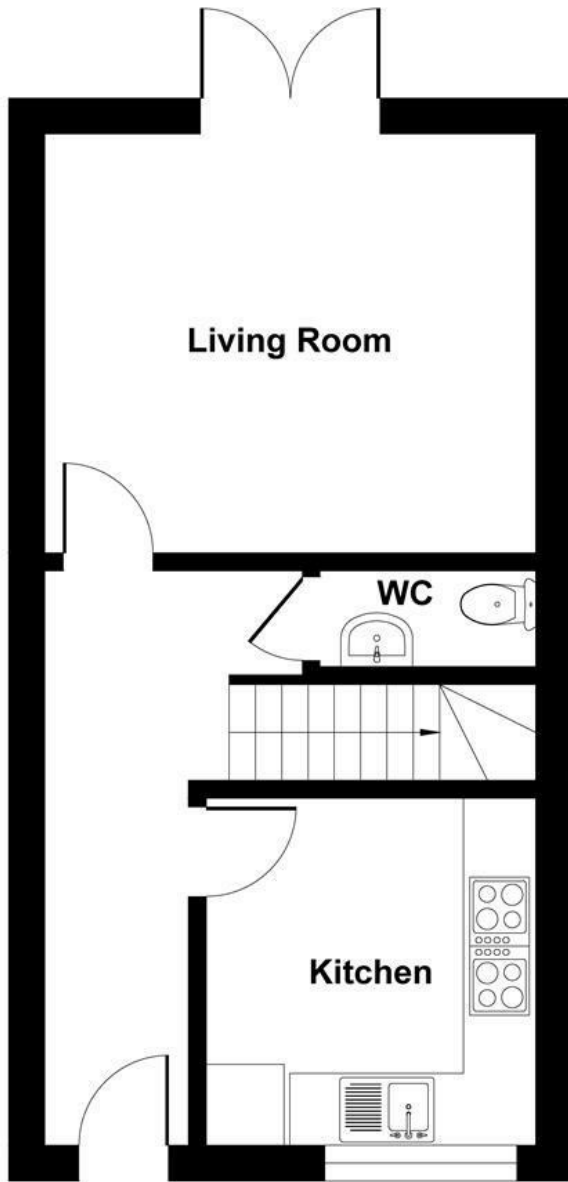
### Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.

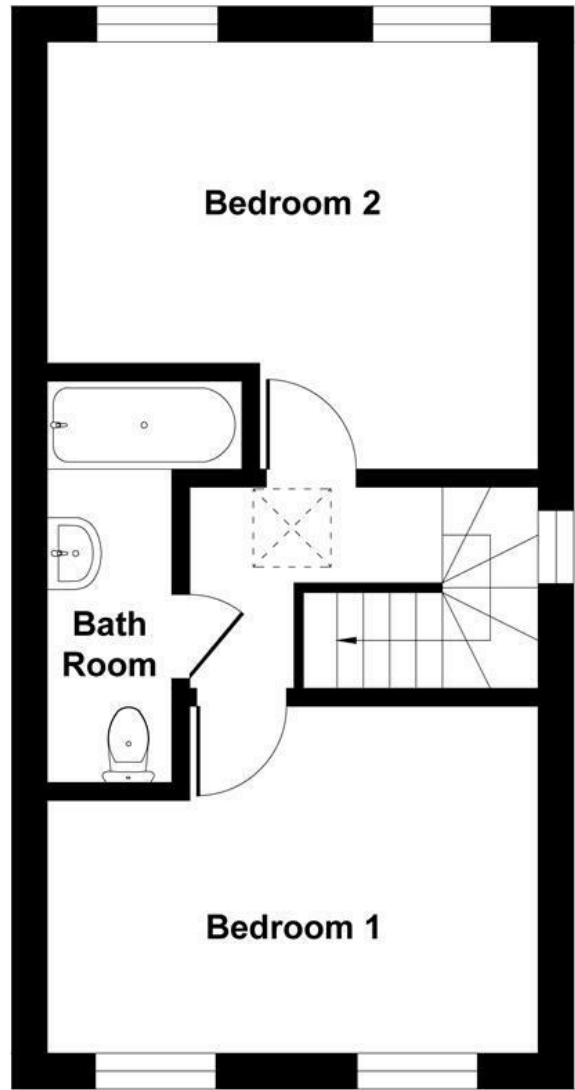


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# Waterside

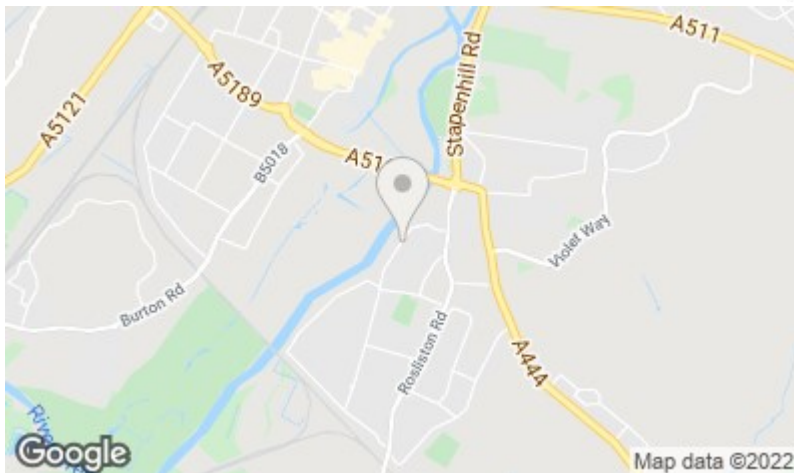


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	<b>83</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>86</b>



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