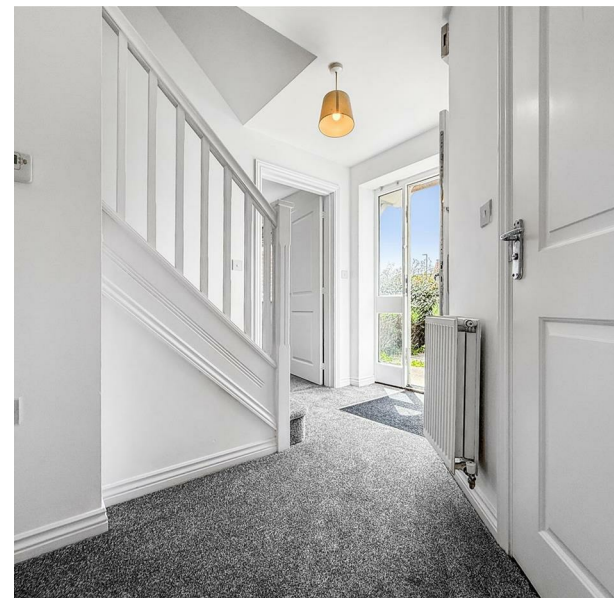


Saw Mill Way, Burton-On-Trent, DE14 2JP
Offers Over £185,000



Saw Mill Way, Burton-On-Trent, DE14 2JP

Offers Over £185,000

Council Tax Band: C

Welcome to this three-bedroom modern property on a popular residential estate, nearby the hospital, and close to the town centre, schools and other amenities. The property benefits from a garage and parking, two receptions rooms, and three good sized bedrooms including master with en suite. There is also a hallway leading to the cloakroom WC, and the fitted kitchen, as well as the family bathroom.

Detailed description:

Entrance Hall - 4.52m" x 2.01m (14'10" x 6'7") - Having one central heating radiator, storage cupboard and staircase rising to first floor.

Guest Cloak Room - 1.88m" x 0.81m" (6'2" x 2'8") - Having obscure uPVC double glazed window to front elevation, corner sink and low level WC, central heating radiator.

Large Lounge - 4.95m x 3.12m (16'3" x 10'3") - Having two central heating radiators, uPVC double glazed window to front elevation, French doors leading out to rear garden.

Dining Room - 3.38m x 2.34m (11'1" x 7'8") - Having uPVC double glazed bay window to front elevation and one central heating radiator.

Breakfast Kitchen - 3.53m x 2.49m (11'7" x 8'2") - Having a range of modern base and wall mounted units, storage cupboard, door to garden, plumbing for dishwasher, uPVC double glazed window to rear elevation, stainless steel sink and drainer, integrated oven, hob and extractor.

Landing - 3.20m x 1.07m (10'6" x 3'6") - Having one central heating radiator, uPVC double glazed window to rear elevation, loft access and storage cupboard.

Master Bedroom - 3.96m.3.35m x 2.49m (13.11 x 8'2") - Having uPVC double glazed window to front elevation, one central heating radiator and built-in wardrobes.

Master En-Suite - Having obscure uPVC double glazed window to front elevation, low level WC, shower cubicle, pedestal wash hand basin, central heating radiator.

Bedroom Two - 3.96m.3.35m x 2.49m (13.11" x 8'2") - Having uPVC double glazed window to front elevation, one central heating radiator and storage cupboard.

Bedroom Three - 2.26m x 1.98m (7'5" x 6'6") - Having uPVC double glazed window to rear elevation and one central heating radiator.

Family Bathroom - Having obscure uPVC double glazed window to rear elevation, central heating radiator, three piece suite comprising panelled bath, low level WC and pedestal hand wash basin.

Separate Garage, with up and over door.

Front And Rear Gardens - To the front is a small garden and to the rear is a small patio area with a path leading to the garage and a well maintained lawned garden.

Additional Information:

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Energy Performance Rating: C

Local Authority Area: South Derbyshire

Council Tax Band: C

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own





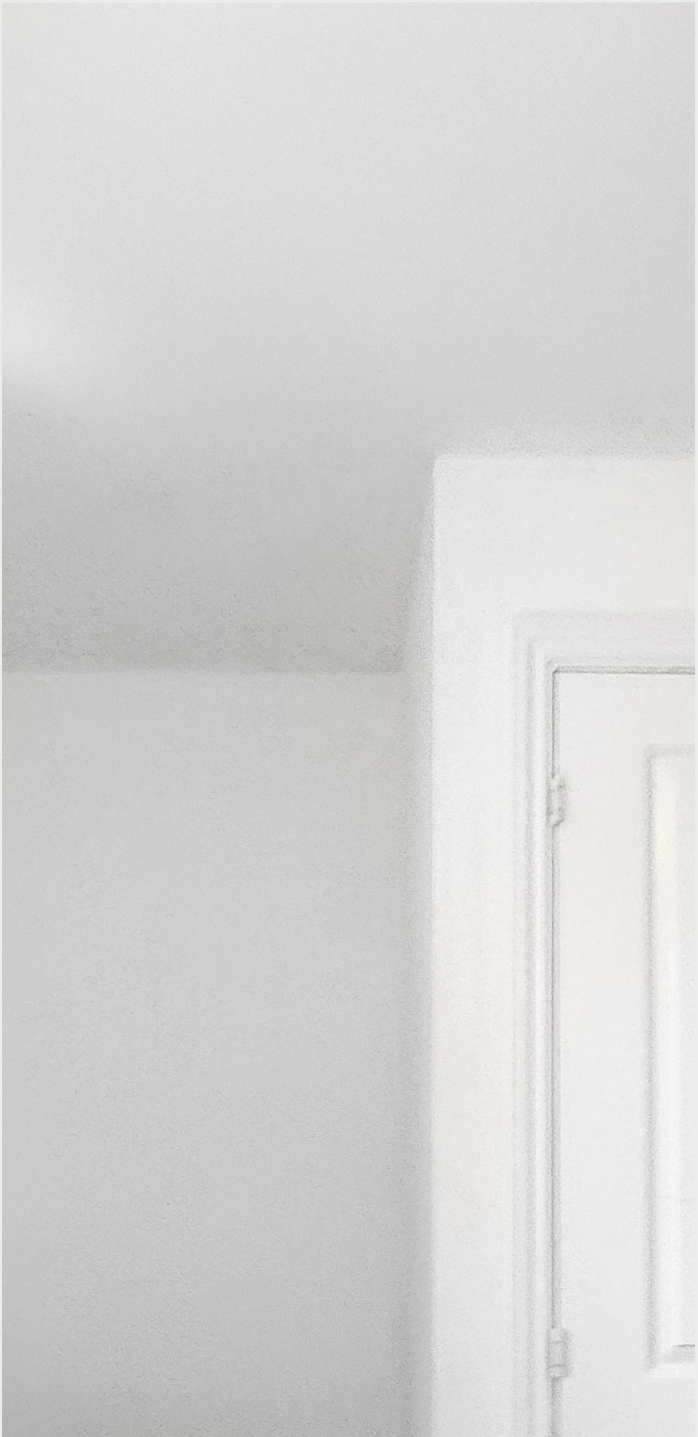
assessments before entering into a contract.

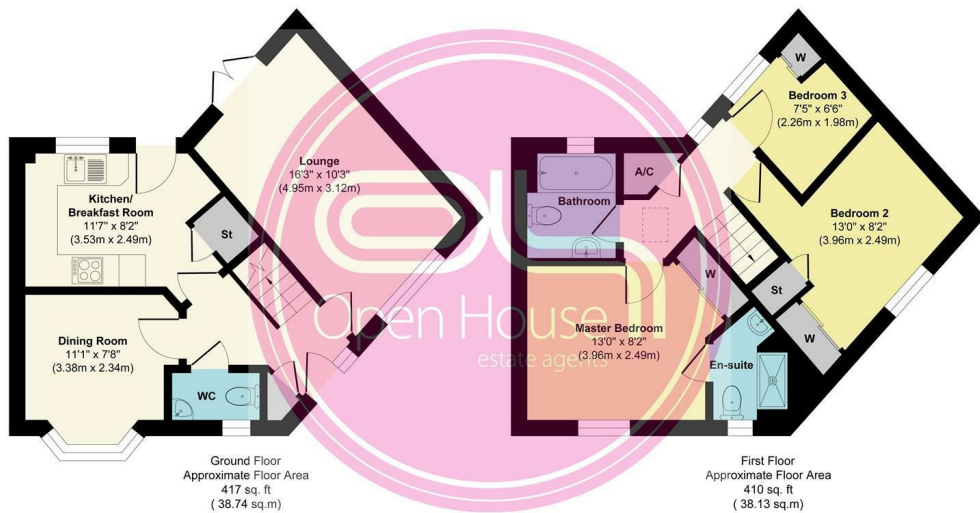
****Money Laundering Regulations 2003:****

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

****Floorplans:****

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Approx. Gross Internal Floor Area 827 sq. ft / 76.87 sq. m

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.
Produced by designimperial.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(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	

