

SCARGILL  
MANN & CO

EST. 1995



40 Suffolk Road

, Burton-On-Trent, DE15 9HS

£170,000



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## GENERAL INFORMATION

### THE PROPERTY

This three bedroom property is offered for sale with off road parking for two vehicles to the front and fully enclosed rear garden. Internally the gas centrally heated accommodation is comprised of an entrance hallway with stairs off to the first floor, a lounge, dining room, fitted kitchen and lean to conservatory off.

On the first floor are three bedrooms and a bathroom.

To the front of the property is a drive allowing for vehicular parking and to the rear is a fully enclosed garden mainly laid to lawn.

### LOCATION

Suffolk Road is conveniently located for local amenities, with convenience stores, schools, doctors and ample riverside walks. Burton upon Trent town centre is a short drive away with further everyday shopping and further amenities.

### ENTRANCE HALL

5'10" x 11'10" (1.80 x 3.61m )

Having stairs off to the first floor, understairs storage cupboard, and doors leading off to

### LOUNGE

11'5" x 12'6" into chimney breast (3.48m x 3.82m into chimney breast)

Having a window to the front aspect, feature fire surround with timber mantle and attractive period style tiles, ceiling light point and radiator

### KITCHEN

7'6" x 11'8" (2.30m x 3.56m )

With base, cupboards, drawers and matching eye line cabinets. Worktops incorporate a stainless steel sink unit and four ring gas hob. There is an integrated

bellling oven along with space for washing machine and fridge/freezer. Door's lead out to the conservatory and into the dining room

### DINING ROOM

11'0" x 10'9" (3.36m x 3.29m )

Having a window looking out to the rear garden, ceiling light point, radiator and feature fire surround with gas fire inset.

### LEAN TO CONSERVATORY

6'5" x 7'7" (1.98m x 2.33m)

With tiled flooring and a door out into the garden

### FIRST FLOOR

Stairs rise to the first floor landing with loft access point, storage cupboard that house the domestic hot water and central heating boiler

### BEDROOM ONE

14'6" x 11'1" to the window (4.44m x 3.38m to the window)

With coving to ceiling, ceiling light point, radiator and a window looking out over the rear garden

### BEDROOM TWO

11'1" max x 11'5" (3.39m max x 3.48m)

Has a window to the front aspect, radiator and ceiling light point.

### BEDROOM THREE

7'5" x 7'6" (2.27m x 2.29m )

A window looks out to the front aspect; there is a ceiling light point and a radiator.

### BATHROOM

6'0" x 5'7" (1.85m x 1.71m)

Comprised of a panelled bath, wash hand basin and w.c. There is an obscure window to the rear aspect, ceiling light point and radiator.

## OUTSIDE

To the front of the property is a blocked paved driveway providing parking for vehicles.

To the rear is a fully enclosed garden with a paved patio, lawn, shrub borders, brick storage building and a chicken coup.

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## CONSTRUCTION

Brick Construction with tiled roof

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/a-school.aspx>

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



## Road Map



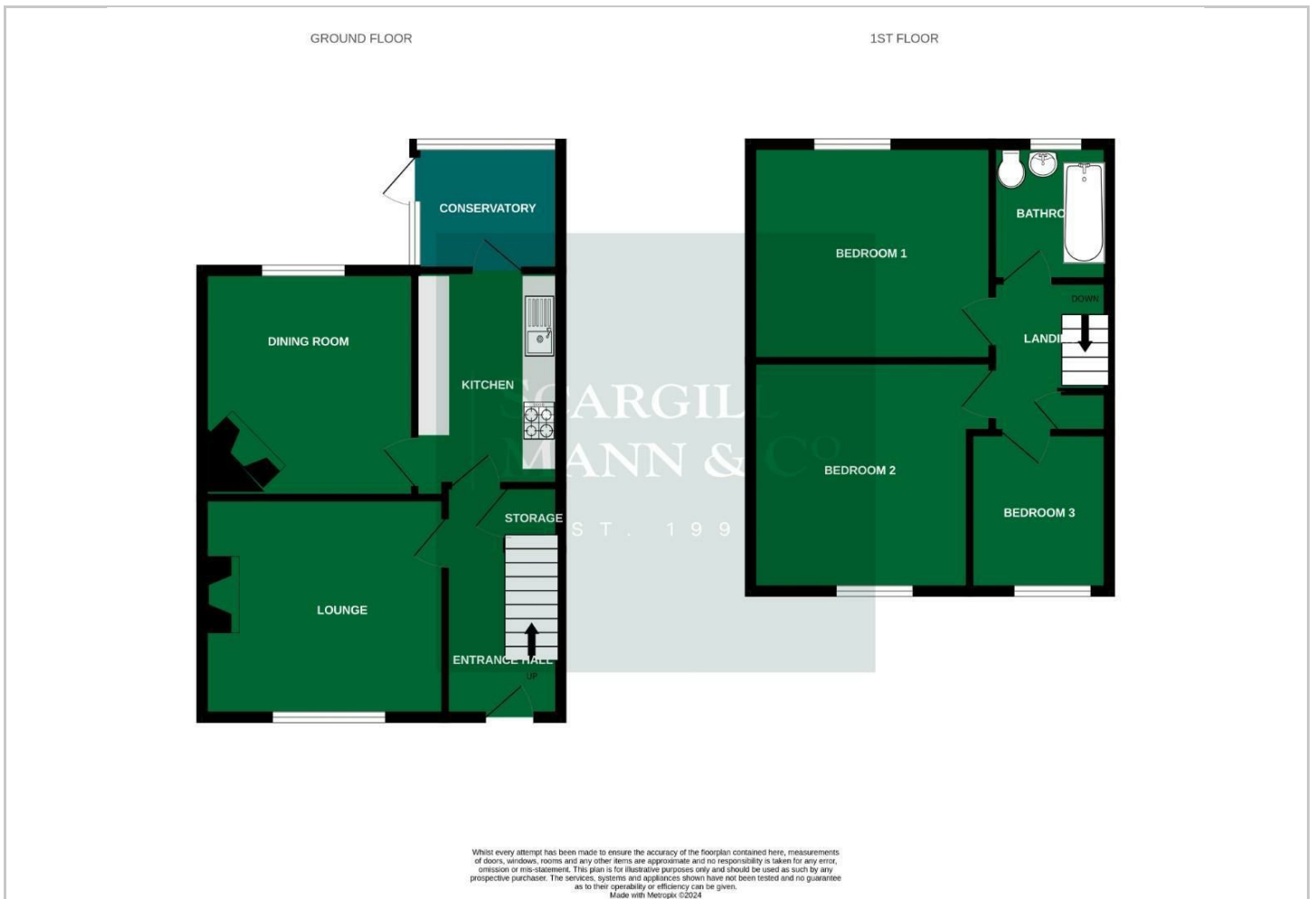
## Hybrid Map



## Terrain Map



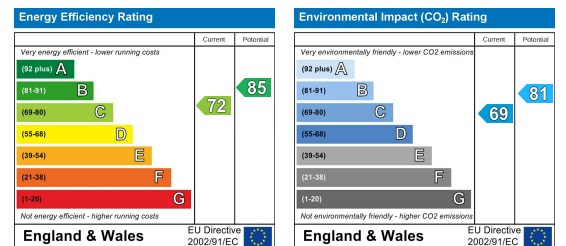
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## 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.