



22 St. Andrews
Drive
Burton-On-
Trent
DE13 0LG

Price £199,950

- GARAGE WITH PARKING IN FRONT EN BLOCK
- THREE BEDROOMS
- LOUNGE
- MODERN FITTED BREAKFAST KITCHEN
- UTILITY LEAN TO
- BATHROOM
- GARDENS

GENERAL INFORMATION

THE PROPERTY

We are pleased to offer for sale this end terrace town house. The gas centrally heated and double glazed accommodation offers a low maintenance block paved frontage with an entrance porch, lounge, breakfast kitchen, utility store and on the first floor are three bedrooms and a bathroom.

To the rear is an enclosed garden with a summer house, and sheds.

There is also a garage enblock just around the corner with a drive to the front of it allowing for parking.

LOCATION

St Andrews Drive is close to schools at all ages, and local convenience shops. The town centre of Burton upon Trent is a short drive away.

GROUND FLOOR ACCOMMODATION

Entrance door opening through to entrance porch.





ENTRANCE PORCH

1.66m x 1.11m (5'5" x 3'7")

Window to the front aspect, window to the side aspect, storage cupboard housing the fuse board, gas and electric meters and a further door opening through to the lounge.

LOUNGE

4.63m to chimney breast x 4.18m to window (15'2" to chimney breast x 13'8" to window)

Has wood effect flooring, stairs off to first floor, door to kitchen, bow window to the front aspect, radiator, attractive fire surround and hearth with living flame gas fire inset and ceiling light point.

DINING KITCHEN

4.64m x 2.84m to window (15'2" x 9'3" to window)

Has tiled flooring, two windows that look out into the garden and is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, timber worktops are inset with a black composite sink with mixer taps over, there is space for a slim line dishwasher, gas cooker point, fridges and freezers. A further door opens through into the lean to utility space.



UTILITY SPACE

4.86m length x 1.72m (15'11" length x 5'7")

Has windows to the front aspect, side aspect and rear aspect, a door leads out to the side, there is a base cupboard with work top over with stainless steel sink and side drainer inset, there is space for a washing machine and there are wall light points and radiator.

FIRST FLOOR

LANDING

1.79m x 2.41m (5'10" x 7'10")

Has loft access point, large former airing cupboard which houses the domestic hot water and central heating Worcester Bosch boiler and doors leading off.

BEDROOM ONE

3.96m to window x 2.77m (12'11" to window x 9'1")

Has a window to the rear aspect, radiator and ceiling light points.



BEDROOM TWO

3.17m to window x 2.52m max (10'4" to window x 8'3" max)

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

BEDROOM THREE

2.05m x 2.28m max 1.79m min (6'8" x 7'5" max 5'10" min)

Has a window to the front aspect, radiator, ceiling light point and a built in storage cupboard which is built in over the stair head and provides hanging space and shelving.

BATHROOM

1.76m x 1.67m to window (5'9" x 5'5" to window)

Has a panelled bath with mixer taps, separate electric Triton shower over, pedestal hand wash basin and W.C., there is a radiator, obscure window to the rear aspect, ceiling light point and waterproof wall boarding.

OUTSIDE

The property sits back behind a block paved



frontage with herbaceous borders. To the rear a gate leads into the garden with gravel and herbaceous borders, lawn and pond. There is an attractive summer house and two garden sheds.

Also included in the sale and situated away from the house is a garage which is part of a run of garages and has an up and over door.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

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.

CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric - Eon

Water - Mains - Severn Trent

Sewage - Mains - Severn Trent

Broadband supplier - Sky



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.

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/Schools/a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024) A



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