



**8 Blythfield
Burton-On-
Trent
DE14 1TU**

**O.I.R.O
£150,000**

- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- ALLOCATED PARKING
- TWO BEDROOMS
- GARDEN
- LOUNGE
- DINING KITCHEN

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co. offer for sale this two-bedroom end townhouse in a convenient location close to Burton upon Trent town centre. The gas centrally heated and double-glazed accommodation offers an entrance lobby, a lounge with stairs off to the first floor, and a dining kitchen to the rear of the property with a door out into the garden

On the first floor are two bedrooms both of a good size and a modern shower room.

Outside is a small paved frontage, and to the rear is a fully enclosed garden with a gate leading out to the parking area where an allocated parking space can be found.

LOCATION

Blythfield is well located, giving great access to the town centre on foot or by car and lovely riverside walks nearby.





ACCOMMODATION

Entrance door opening through into entrance lobby, with door opening through to lounge.

LOUNGE

4.57m x 3.84m (14'11" x 12'7")

Having stairs off to first floor, window to the front aspect, wall and ceiling light points and timber painted fire surround with electric fire inset. A door leads through to the modern fitted kitchen.

KITCHEN

3.84m x 2.57m (12'7" x 8'5")

Has a window to the rear aspect, door leading out onto the rear patio and is fitted with a range of modern base cupboards, drawers and wall mounted cabinets, work tops incorporate a stainless steel sink and a four ring gas hob. There is space for a washing

machine, space for fridge freezer and integrated appliances include a oven. Stairs rise to the first floor landing.

LANDING

Having loft access point and doors leading off:

BEDROOM ONE

3.84m x 2.59m (12'7" x 8'5")

Which has two windows to the rear aspect, ceiling light point, radiator and is fitting with a range of built in wardrobes and matching dressing table.

BEDROOM TWO

3.86m x 2.36m (12'7" x 7'8")

Has two windows to the front aspect, radiator, ceiling light point and built in linen storage cupboard where the domestic hot water and central heating

Valiant boiler is housed. Further door opens through to the modern bathroom.

BATHROOM

2.29m x 1.88m (7'6" x 6'2")

Which incorporates a shower bath with mixer tap, separate shower over, glazed screen and vanity unit with pedestal hand wash basin inset, obscure window to the side aspect, ceiling light point, chrome heated towel rail and waterproof wall boarding.

OUTSIDE

The property sits back off Blythfield behind a paved fore garden, the rear garden is fully enclosed and predominantly laid to lawn with patio area and a gate which leads out to give access into the rear garden and also leads through to the communal car parking area where an allocated parking space is located.



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.

CONSTRUCTION

Standard Brick Construction
Standard Brick Construction with Dormer Cladded
Non Standard Constuction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

CURRENT UTILITY SUPPLIERS

Gas - Eon
Electric - Eon
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

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

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/>

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.

SCHOOLS

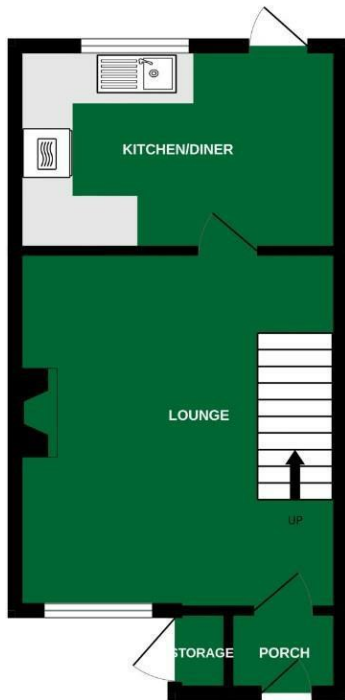
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<https://www.derbyshire.gov.uk/education/schools/schools-in-normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

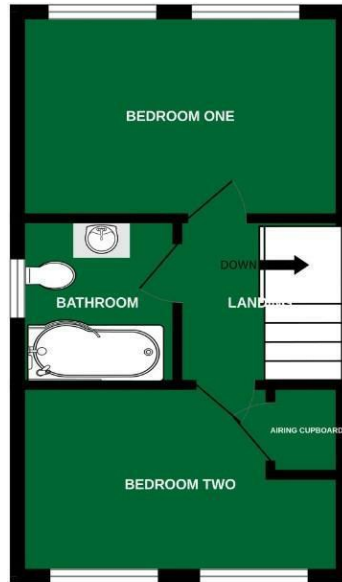
Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2024) A



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 88 72 </div>
(81-91) B	
(69-80) C	
(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

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