



13 Grange Close

, Burton-On-Trent, DE14 2JG

Price £150,000



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GENERAL INFORMATION

THE PROPERTY

This three-bedroom townhouse sits in a quiet yet convenient location close to all amenities and Burton upon Trent town centre. The gas centrally heated accommodation includes an entrance hallway with a cloakroom and stairs off, an L-shaped lounge diner with patio doors out into the garden, a fitted kitchen, and a storage cupboard.

On the first floor are three bedrooms and a bathroom.

Outside are low-maintenance gardens with a gravelled frontage with herbaceous borders and a fully enclosed paved rear garden.

LOCATION

Grange Close sits in a quiet location and is close to all local amenities. A primary school is a short walk away, and Burton upon Trent town centre is a short drive away.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

21'8" x 6'3" max (6.61m x 1.93m max)

Stairs off to first floor, useful storage cupboard, a door leads out to the rear garden, door to cloakroom, door to kitchen and a further door that opens through to the L shaped lounge dining room.

L SHAPED LOUNGE DINING ROOM

15'11" x 10'3" 8'1" x 10'4" (4.86m x 3.13m 2.48m x 3.17m)

Has a window to the front aspect, sliding patio doors leading out to the rear garden, the focal point of the room is a brick fire place, there are radiators and ceiling light points.

KITCHEN

7'3" x 9'10" (2.23m x 3.02m)

Is fitted with a range of base cupboards and drawers, worktops are inset with a stainless steel sink and side drainer, there is space for a washing machine, space for a gas cooker and space for a fridge freezer, there is a ceiling light point and a window looks out over the rear garden.

CLOAKROOM

2'7" x 5'5" (0.81m x 1.67m)

Is fitted with a W.C. and a wall mounted hand wash basin, there is a radiator, ceiling light point and a window to the rear aspect.

FIRST FLOOR

LANDING

With an airing cupboard providing provision for linen storage and a further storage cupboard, doors lead off:

BEDROOM ONE

11'3" x 11'8" (3.44m x 3.58m)

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

BEDROOM TWO

9'1" x 11'8" (2.79m x 3.56m)

Has a radiator, ceiling light point, window looks out over the rear garden and a built in storage cupboard.

BEDROOM THREE

7'4" x 9'3" (2.24m x 2.83m)

Has a window to the front aspect, radiator, ceiling light point and a useful over stairs storage cupboard.

BATHROOM

5'6" x 6'11" (1.68m x 2.13m)

Has an obscure window to the rear aspect, panelled bath with electric shower over, W.C. and pedestal hand wash basin, there are tiled surrounds and recessed ceiling down lights.

OUTSIDE

The property sits back off Grange Close behind a brick boundary with a wrought iron gate leading down a block paved path, there are large gravel borders with herbaceous planting, there is a shared entry point to the side of the property which leads down to the rear of the property with a gate at the rear boundary giving access back into the fully enclosed garden which is laid to pavements with a raised border and useful outside brick built storage area.

Tel: 01283548194

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

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

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 regarding flood defence in the area.

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

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

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

SCHOOLS

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

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

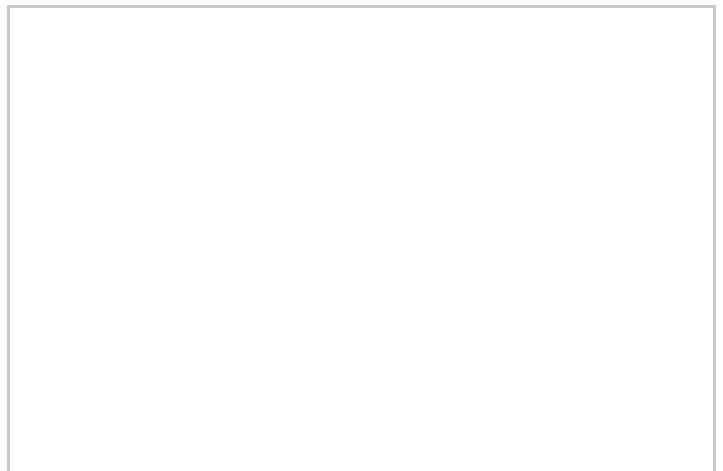
<http://www.derbyshire.gov.uk/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



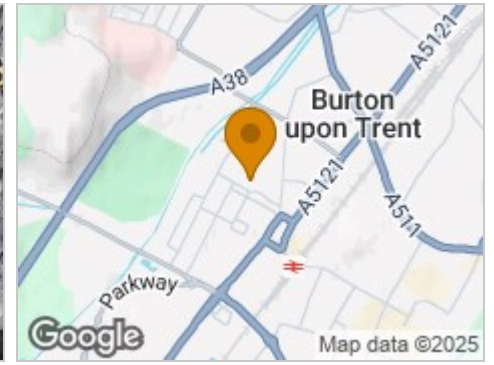
Road Map



Hybrid Map



Terrain Map



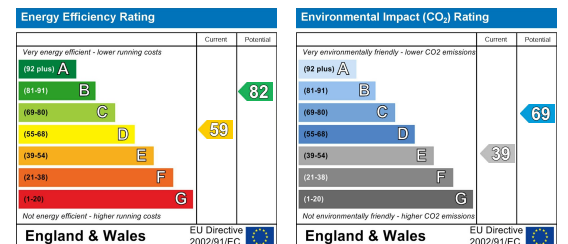
Floor Plan



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.