



**BROOKLEYS
98 KITLING GREAVES LANE
BURTON UPON TRENT
DE13 OPB**



**HOUSE FOR RENOVATION OR POTENTIAL BUILDING
PLOT SUBJECT TO PLANNING PERMISSION**

**OFFERS INVITED SUBJECT TO CONTRACT
PRICE GUIDE: £150,000**

94 High Street, Uttoxeter, Staffordshire ST14 7JD
Tel: 01889 561700 Fax: 01889 561701
E-mail: general@hawksmoorps.co.uk Website: www.hawksmoorps.co.uk

Location:

Brookleys is located at the western end of Kitling Greaves Lane, a popular residential area of Burton upon Trent conveniently situated off the A511 Burton upon Trent to Tutbury road, approximately two miles from Burton town centre.



Description:

The property comprises of a three bedroomed detached bungalow of approximately 750 square feet plus an adjoining brick store of 100 square feet (gross external area) served via the adopted highway of Kitling Greaves Lane. The property benefits from a substantial garden in terms of width and overall depth, the garden is currently predominantly laid to lawn.

The property requires comprehensive refurbishment or alternatively offers significant potential for a replacement property (subject to planning permission).



Accommodation:

Internal Porch: 3'10" x 3'7", uPVC door, electricity meter, leading to:

Inner Hallway: 4'0" x 8'1" (maximum), with loft hatch, room thermostat. Leading on to:

Room 1 (front): 9'2" x 8'8", radiator and uPVC window.

Room 2 (front): 12'9" x 12'8" into bay window, radiator and uPVC window.

Room 3 (rear): 12'3" x 14'9" into bay window, gas fire, telephone and television points, uPVC window.

Room 4 (rear): 7'11" x 8'2", uPVC window, radiator.

Kitchen (off room 3): 5'10" x 15'1", uPVC door to rear, two windows, radiator, electric cooker, sink and second telephone point.

Bathroom (off room 4): 7'3" x 8'0", separate shower cubicle, bath, wash hand basin, wc, airing cupboard and radiator.

Outside:

Outhouse: 7'8" x 13'1", gas meter.

Services:

We believe the property benefits from mains water, electricity, gas and telecommunication connections, none of the services or appliances have been tested and purchasers should rely upon their own investigations.

Local Authority:

East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire, DE14 2EB. Telephone: 01283 508000. Land to the rear off Green Valley Drive is subject to an outline planning application reference OU/30943/004/JI.

Tax Band:

Band D £1,428 per annum between 1 April 2009 and 31 March 2010.

Viewing Arrangements:

Viewing is strictly via prior appointment through the sole selling agents, Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accepts no liability arising from such inspections.

Energy Efficiency Rating and Environmental Impact CO2 Rating:

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 59 (Current), 38 (Potential)
 Environmental Impact (CO2) Rating: 52 (Current), 33 (Potential)

Important Note:

Hawksmoor for themselves and for the vendors of properties whose agents they are, give notice that the particulars are set out in general outline and do not constitute or form part of an offer or contract. They are not to be relied upon as statements of representation or fact. All descriptions, dimensions (measured approximately as a guide only), reference to condition and necessary permission for use and occupation are given without responsibility to any intending purchaser. Purchasers must satisfy themselves by inspection or otherwise as to the correctness of them. No person acting on behalf of the vendor or agent has authority to make or give representation or warranty on any property. Please contact Hawksmoor if you require additional information clarification on any points. Any plans reproduced with these particulars are not to scale.