

Beaumont & Co.

House - Semi-Detached

No Upward Chain

£265,000

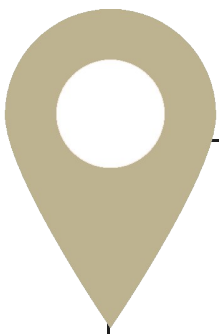
2 Asking price

Knowles Hill, Rolleston-on-Dove

DE13 9DZ



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79 Knowles Hill

Burton-On-Trent | | DE13 9DZ



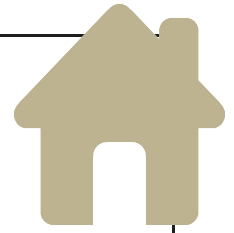
A two-bedroom, semi-detached home, with NO UPWARD CHAIN. Located in the charming village of Rolleston-on-Dove, the property is well placed for local amenities, countryside walks and the wider facilities of nearby Burton-upon-Trent. This property has generous off road parking and a large, low maintenance rear garden.

Offering bright living spaces, a generous garden and excellent parking, this is a great opportunity to purchase a two-bedroom home in the popular village location.



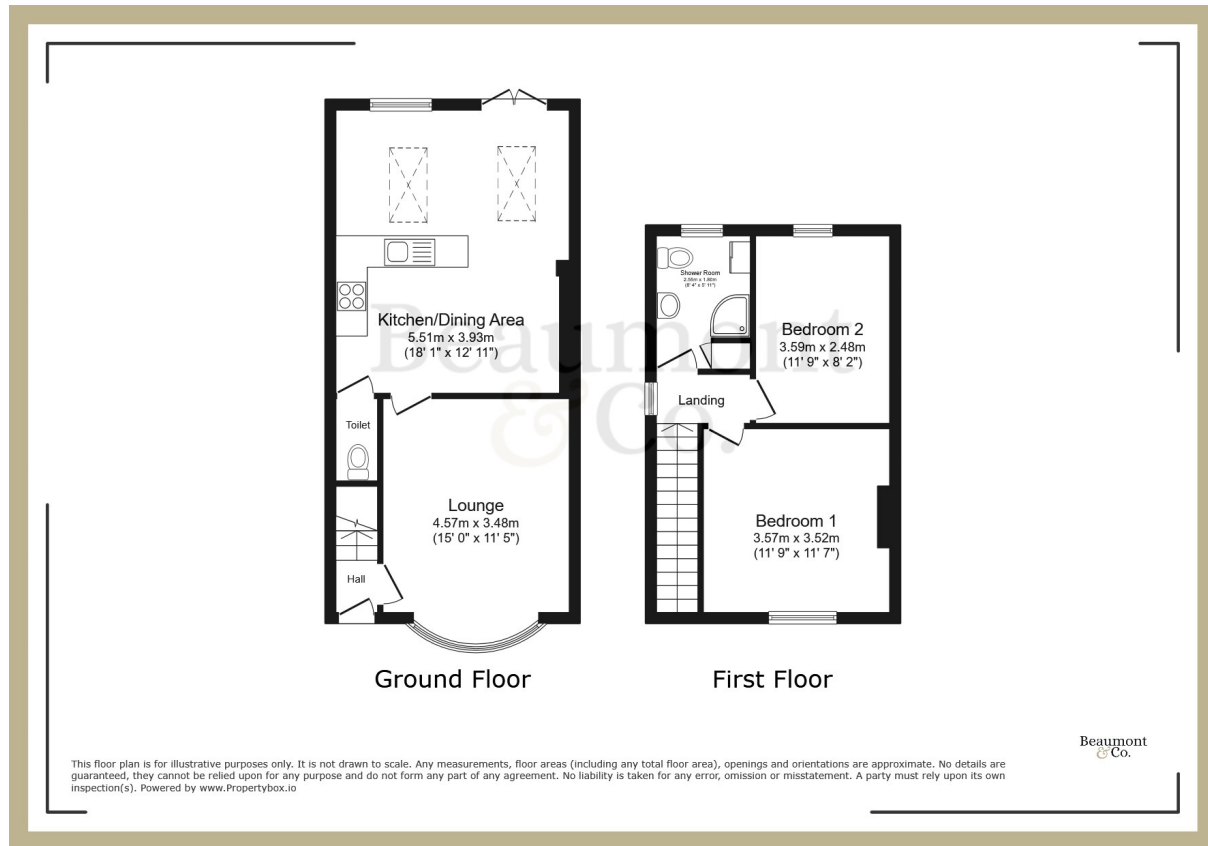
79 Knowles Hill

£265,000 Freehold



- VILLAGE LOCATION
- OPEN-PLAN KITCHEN, DINING AND SOCIAL SPACE
- CONVENIENT DOWNSTAIRS WC
- MODERN TILED SHOWER ROOM
- EPC RATING: C | COUNCIL TAX BAND: C
- NO UPWARDS CHAIN INVOLVED
- PATIO DOORS OPENING ONTO THE REAR GARDEN
- TWO GOOD-SIZED BEDROOMS
- GENEROUS OFF-ROAD PARKING





EPC Rating: C

Council Tax Band C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

AML Verification & Due Diligence: In accordance with The Money Laundering Regulations 2017, Beaumont & Co. is required to carry out identity and Money Laundering checks on prospective purchasers. A £20 due diligence and compliance AML verification fee is payable in advance by each prospective purchaser once an offer has been accepted. The checks are carried out through Keyflo and conducted by Thirdfort using secure digital identity verification technology. The fee is non refundable once the checks have been completed, even if the purchase does not proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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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