





Welcome to this charming two-bedroom end town house located in the desirable area of Kingsway, Branston, Burton-On-Trent.

Upon entering the property, you are greeted by an entrance hallway, cloakroom, fitted kitchen and spacious lounge diner.

To the first floor there are two double bedrooms and family bathroom. Outside there is two off road parking spaces and an enclosed low maintenance rear garden with covered seating area and separate further garden space with hard standing and garden shed.

Viewing strictly by appointment only.



## Entrance Hall

With upvc double glazed window to front, tiled floor covering, radiator and stairs to first floor

## Cloakroom

With upvc double glazed window to front, vanity wash hand basin, low level wc and radiator.

## Kitchen

With upvc double glazed window to front, fitted with a range of eye and base level units and drawers with sink and drainer with mixer tap over, integrated oven, hob and extractor, plumbing and appliance space for fridge freezer and washing machine, wall mounted combi boiler, tiled floor covering

## Lounge Diner

With upvc double glazed window and French doors to rear, radiator, understairs storage cupboard

## Landing

With loft access and doors lead off to:

## Bedroom

With two upvc double glazed windows to front, two radiators and built in double wardrobe

## Bedroom

With two upvc double glazed windows to rear, two radiators and built in double wardrobe.

## Bathroom

With upvc double glazed window to side, three piece white suite comprising of low level wc, vanity wash hand basin and panelled bath with shower over and screen, fully tiled, radiator, shaver point and extractor fan.

## Outside



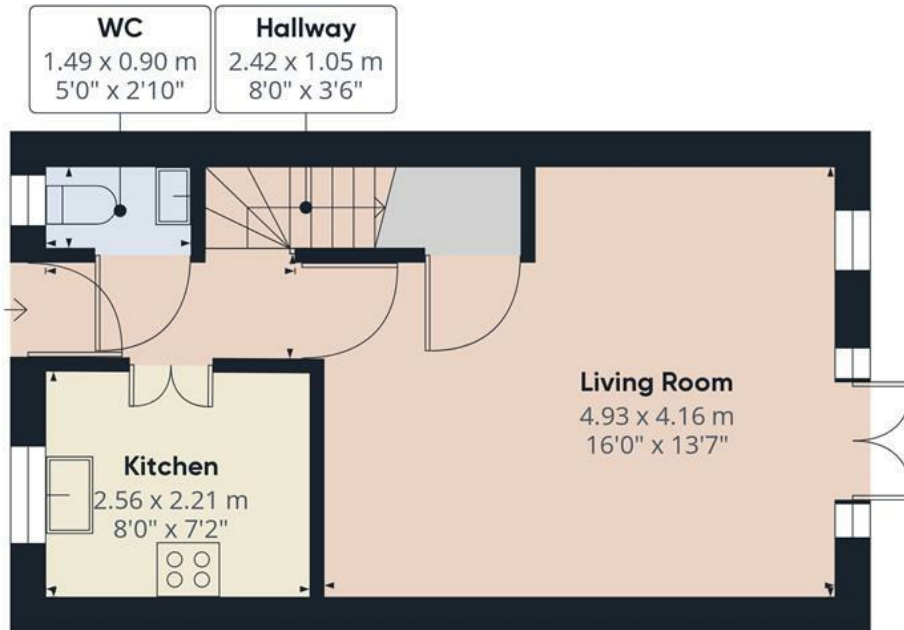
Low maintenance enclosed rear garden with patio, , under cover seating area, storage shed, enclosed by timber fence.

Additional garden with access to neighbouring properties and garden shed.

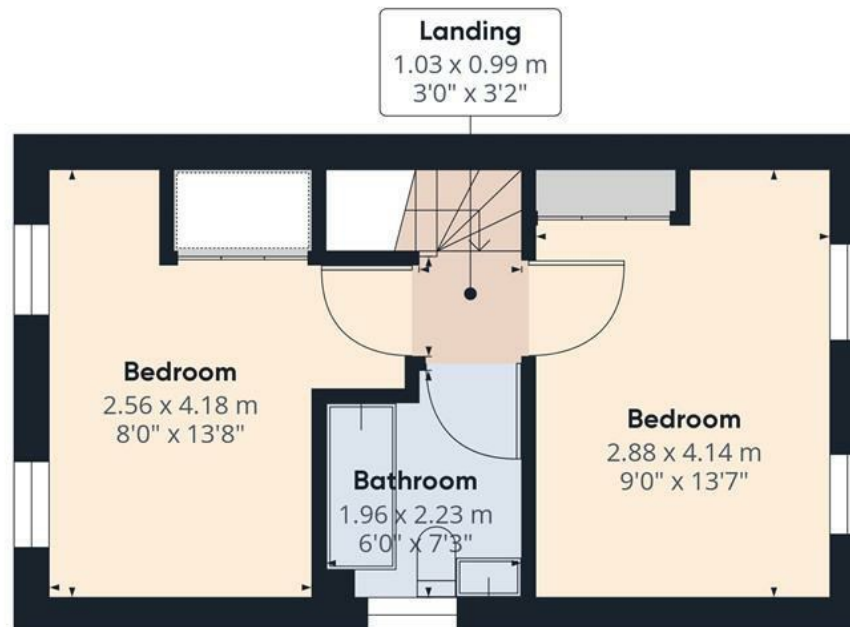
Two parking spaces.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

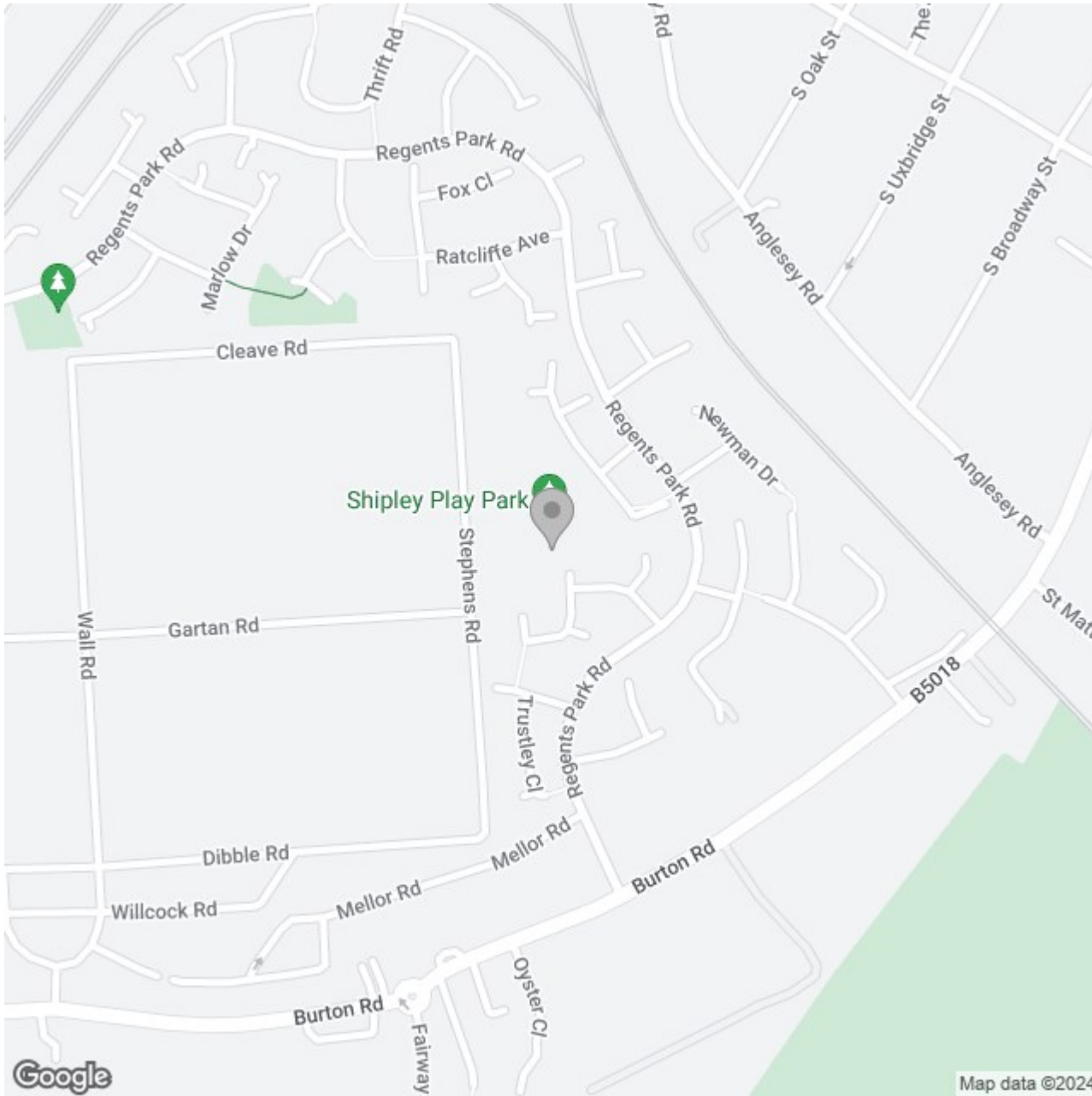
59.09 m<sup>2</sup>

636.04 ft<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |