







ABODE  
SALES & LETTINGS

A three-bedroom mid-terraced house available with no upward chain. The property features an entrance porch leading to a spacious hallway providing access to a large living room/diner and a kitchen with a conservatory/lean-to.

Upstairs, there are three well-proportioned bedrooms and a bathroom. The property includes a sizable driveway at the front, suitable for multiple vehicles, and a rear garden. Conveniently located within walking distance of Burton Queens Hospital and the town centre, which offers easy access to the bus and train stations. The property also provides quick access to the A38, A50, and M1 motorways.



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



## Accommodation

The entrance hall features a porch leading into a spacious hallway with vinyl laminate flooring, a gas central heated radiator, and access to the living room/diner, kitchen, and stairs with storage beneath. The living room/diner offers carpeted flooring, two gas central heated radiators, patio doors to the garden, and a UPVC double glazed window to the front elevation. The kitchen includes vinyl laminate flooring, a door and window leading to the conservatory/lean-to, and a gas central heated radiator. It is equipped with a full range of wall and base units, an electric oven and hob with an extractor hood, and space for a tall fridge/freezer.

On the first floor, there are three bedrooms. Bedroom 1 features carpeted flooring, a gas central heated radiator, and a UPVC double glazed window to the rear elevation. Bedroom 2 includes carpeted flooring, a gas central heated radiator, and a UPVC double glazed window to the front elevation. Bedroom 3 has carpeted flooring, a gas central heated radiator, and a UPVC double glazed window to the front elevation. The bathroom offers vinyl laminate flooring, a gas central heated radiator, and a UPVC frosted window to the rear elevation. It includes tiled splash back walls and a three-piece suite consisting of a bath with a shower over, a wash hand basin, and a low-level WC. Outside, there is a garden with external access through a passage way.









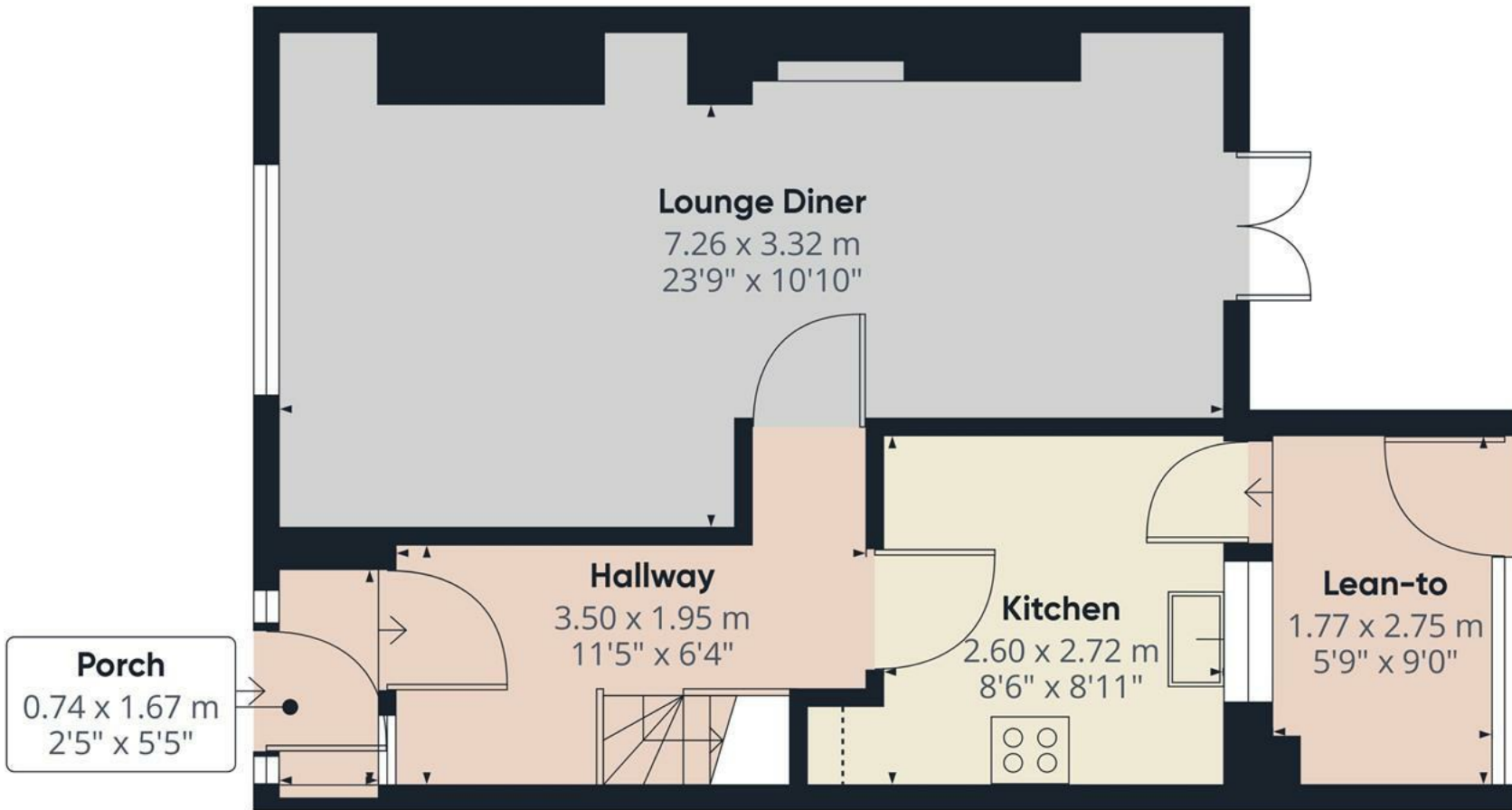












**Approximate total area<sup>(1)</sup>**

44.39 m<sup>2</sup>  
477.81 ft<sup>2</sup>

**Reduced headroom**

0.18 m<sup>2</sup>  
1.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 1

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

42.01 m<sup>2</sup>  
452.19 ft<sup>2</sup>

**Bathroom**  
1.96 x 2.74 m  
6'5" x 8'11"

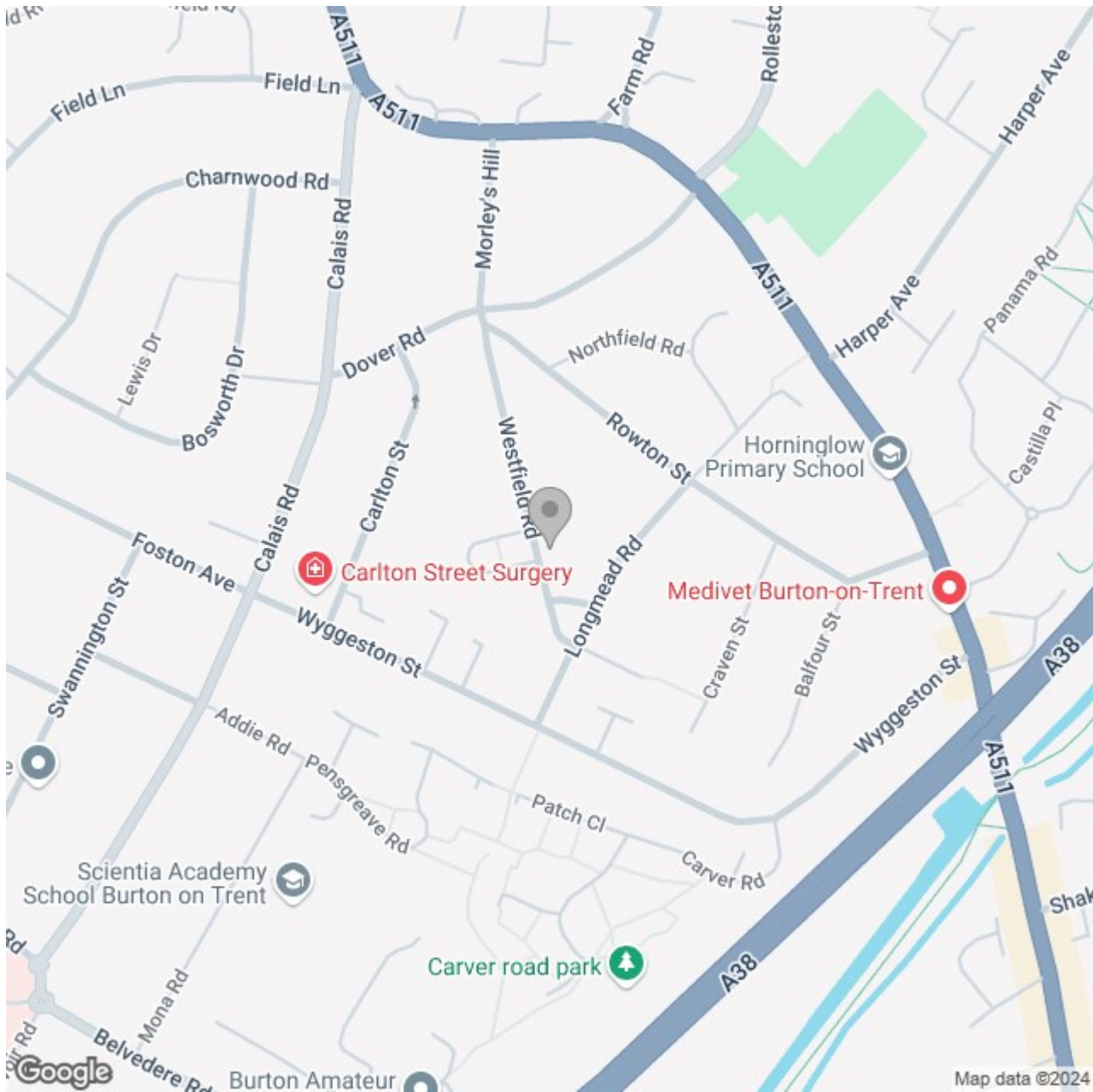
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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 2002/91/EC	