





This three-bedroom traditional mid-terraced residence offers a charming blend of character and functionality, ideal for first-time buyers or families. Benefiting from off-road parking, gas central heating, and UPVC double glazing, the property includes an entrance hall with a cloak cupboard, a cosy living room, a separate dining room, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, the property boasts a delightful long rear garden with various sheds, a store, and an outdoor WC. Conveniently located with easy access to Burton town centre and the A38, this property is highly recommended for viewing.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property opens into a welcoming entrance hall featuring a central heating radiator, a cloak cupboard, and a staircase leading to the first floor. Decorative coving enhances the space, which provides access to the main living areas. The living room enjoys a feature decorative wooden fireplace with a raised granite hearth and an electric fire, complemented by a UPVC double-glazed window overlooking the rear garden. The separate dining room, located to the front of the property, also features decorative coving and a central heating radiator. The fitted kitchen includes wood-block-effect preparation surfaces, tiled surrounds, and a stainless steel sink unit. A range of fitted base and wall-mounted cupboards, space for fridge/freezer, and appliance spaces make this a practical space. A double-glazed rear door provides direct access to the garden.

First Floor

The semi-galleried landing provides access to three bedrooms and the family bathroom. The master bedroom includes, decorative coving, and a double-glazed window to the front. The second bedroom features a fitted wardrobe and overlooks the rear garden, while the third bedroom, also positioned at the rear, is a versatile space ideal for various uses. The family bathroom is partly tiled and fitted with a low-flush WC, a vanity unit with a wash hand basin, a panelled bath with an integrated shower, and a wall-mounted Worcester gas boiler. An airing cupboard and additional appliance space for a tumble dryer add practicality.

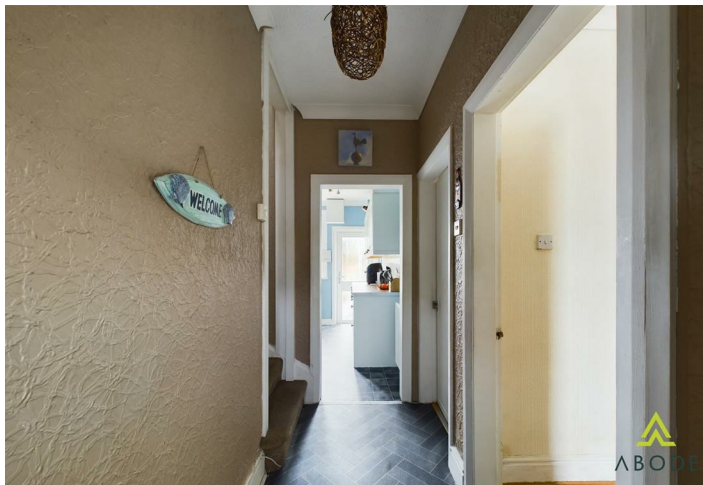


Outside

The rear garden is a standout feature, offering a lawn bordered by shrubs, and hedging. A patio area adjacent to the house is complemented by an outdoor WC, a store, and several included sheds. At the end of the garden, a seating area provides a private retreat. The property's shared access across the back of the property. The front of the property features a double-width driveway, ensuring convenient off-road parking.

Location





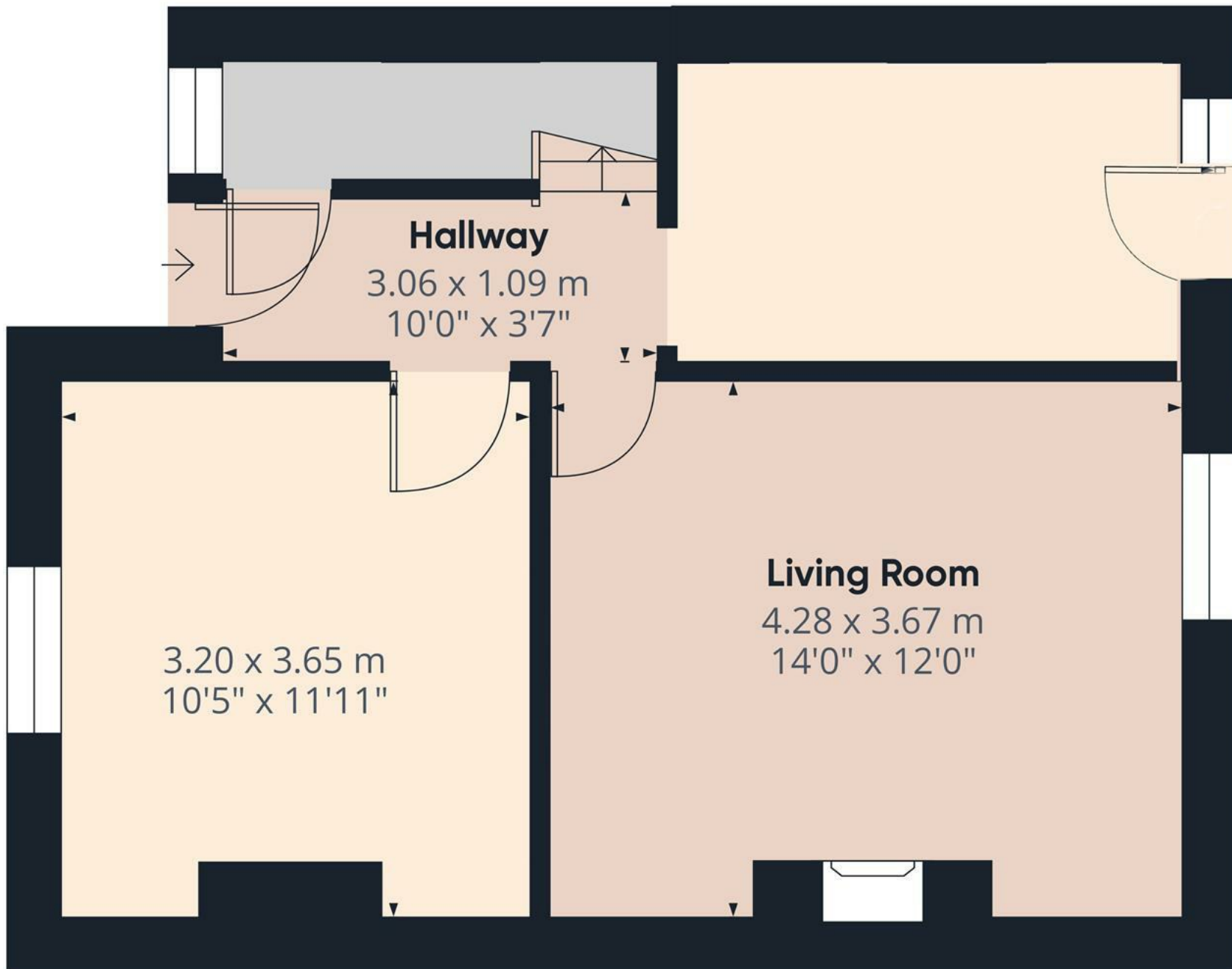


Situated close to Burton upon Trent town centre, the property enjoys excellent access to a wide range of amenities, including shops, leisure facilities, restaurants, and bars. The nearby Queens Hospital, local schools, and Burton Albion Football Club make this an appealing area for families. Transport links, including the A38, ensure easy connectivity to surrounding areas.









Approximate total area⁽¹⁾
32.95 m²
354.66 ft²

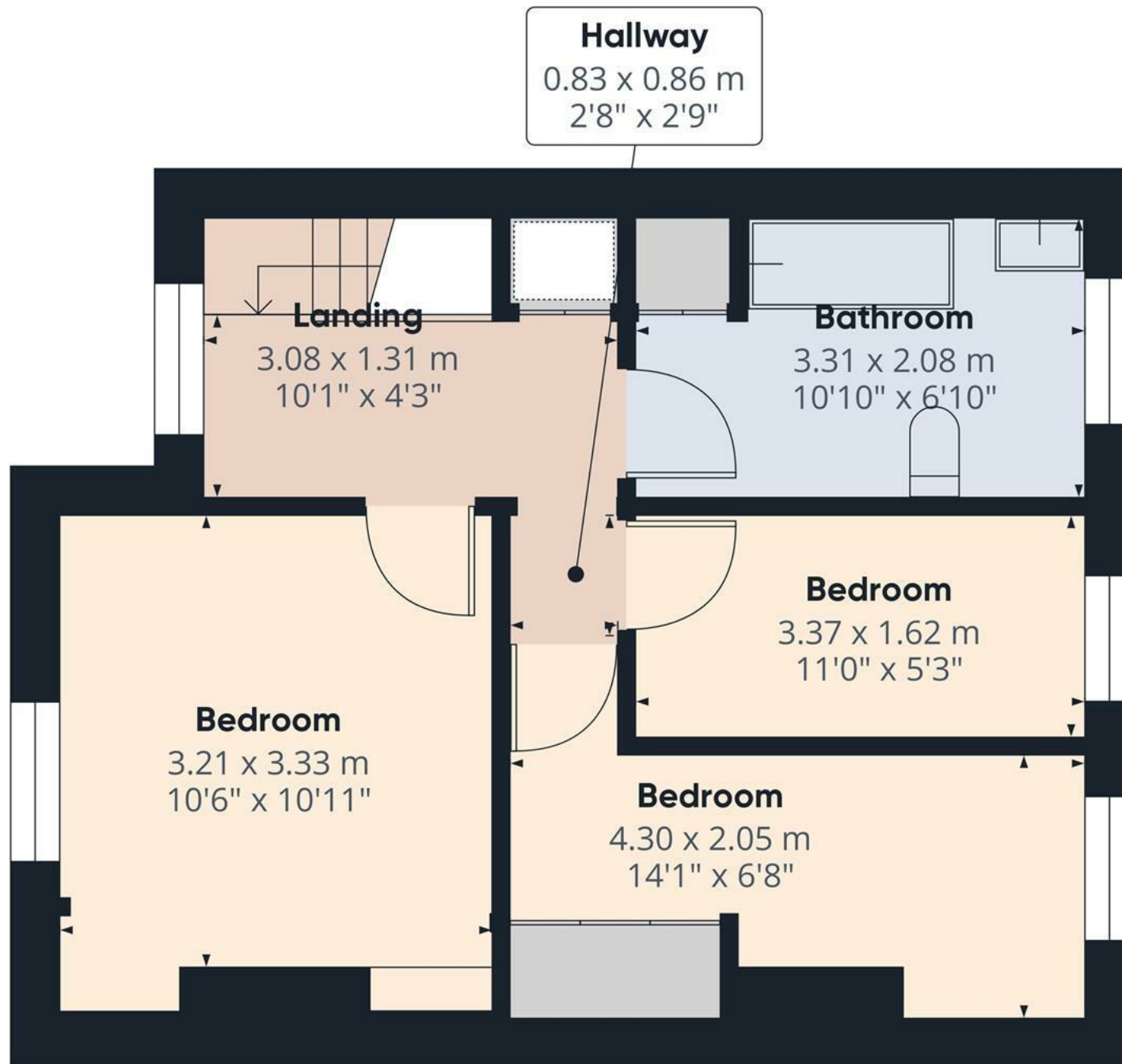
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

37.41 m²

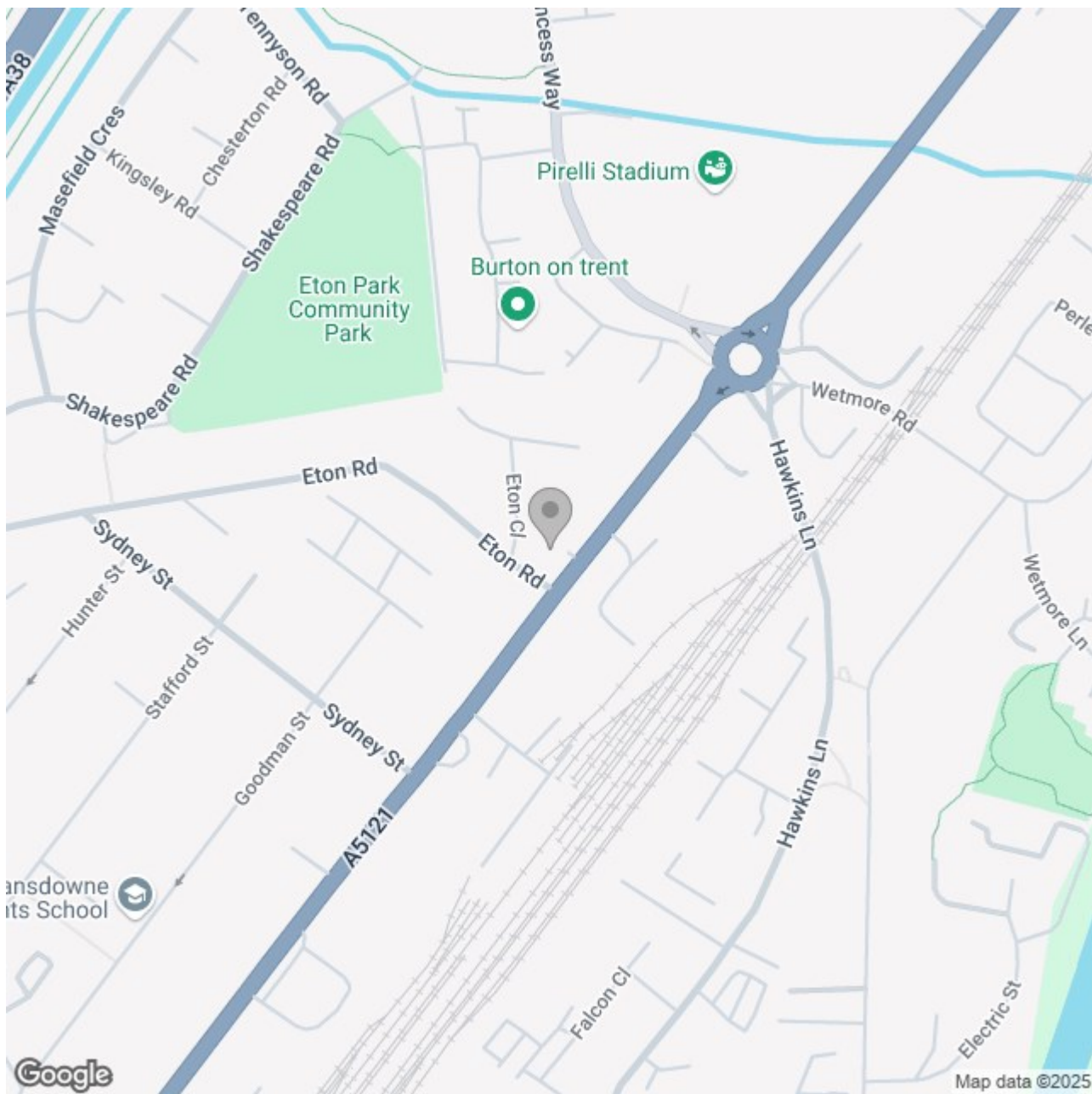
402.68 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC