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SALES & LETTINGS

Britannia Drive, Stretton, DE13 0EW

Offers Over £180,000

https://www.abodemidlands.co.uk

Located in a popular residential area of Stretton, this well-presented two-bedroom semi-detached home offers an ideal opportunity for first-time buyers or young families. The property benefits from a modern kitchen and bathroom, a conservatory overlooking the rear garden, and the added advantage of off-street parking to the front.

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Accommodation

Ground Floor

The property opens into a welcoming living room positioned at the front, with a feature staircase rising to the first floor and space for seating and entertainment furniture. To the rear, the modern fitted kitchen diner is appointed with contemporary gloss units, contrasting worktops, tiled splash backs, and integrated cooking appliances, offering ample space for dining. From here, access is provided to the conservatory, which extends the living space and enjoys views over the rear garden.

First Floor

The landing gives access to two bedrooms, including a generous main bedroom with front aspect windows and built-in storage, and a well-proportioned second bedroom to the rear. The family bathroom has been updated with a stylish three-piece suite, including a panelled bath with overhead shower, wash hand basin with vanity unit, and low-level WC, all finished with modern tiling.

Outside

To the front of the property is a driveway providing off-street parking. The rear garden is fully enclosed, mainly laid to lawn, with a paved seating area directly adjoining the conservatory, making it a practical outdoor space for families and entertaining.

Location

Stretton is a highly regarded location close to Burton-on-Trent, with a range of local amenities, shops, and schools nearby. The area offers convenient access to transport links, including the A38 and A50, making it well-suited for commuters while retaining a community feel.

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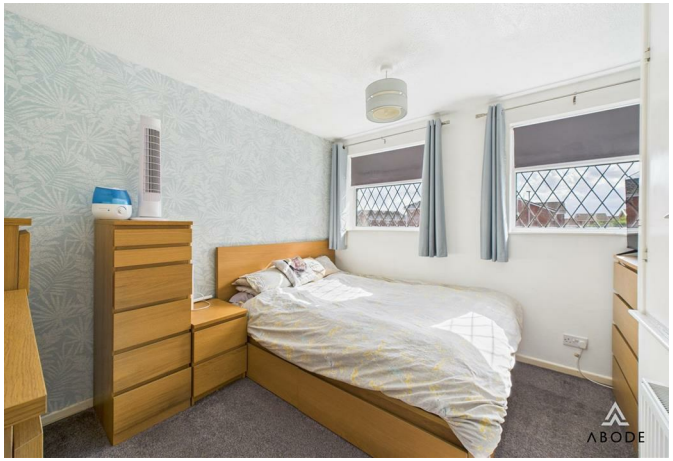
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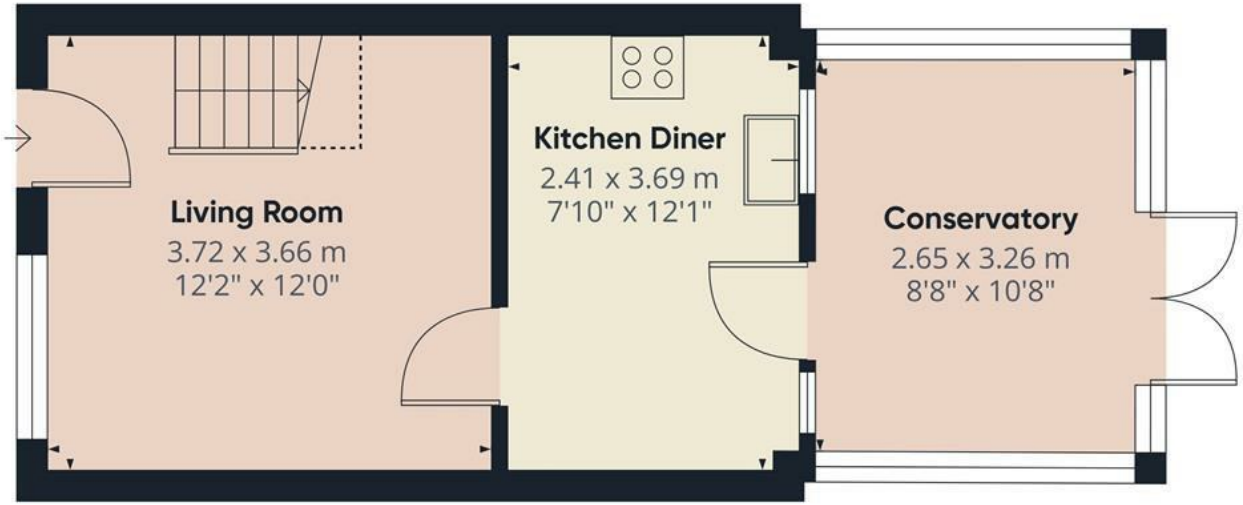
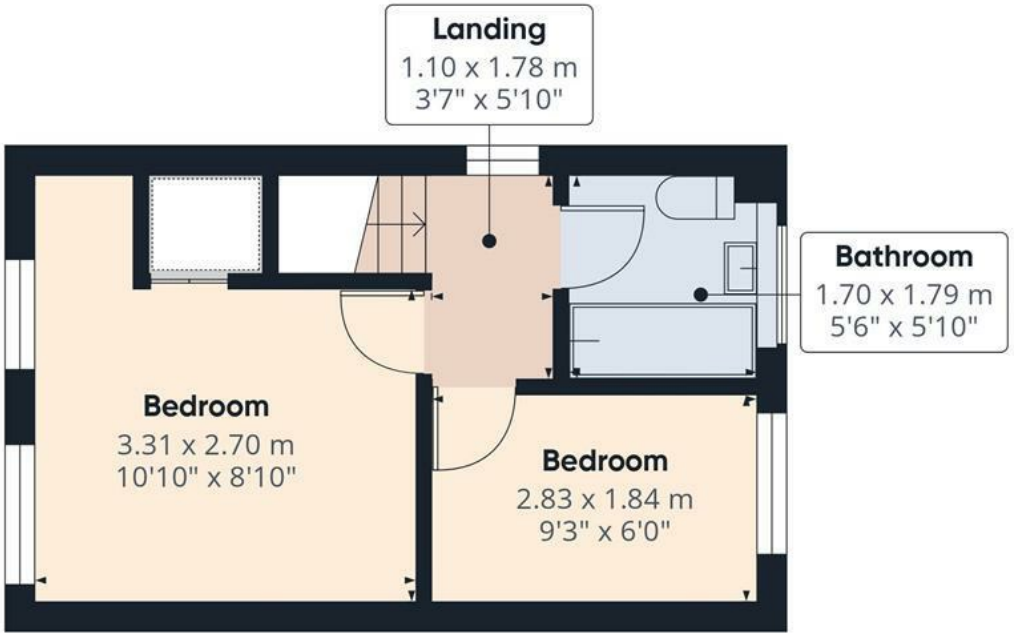


Floor 0



Floor 1

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Approximate total area(1)

51.5 m²

554 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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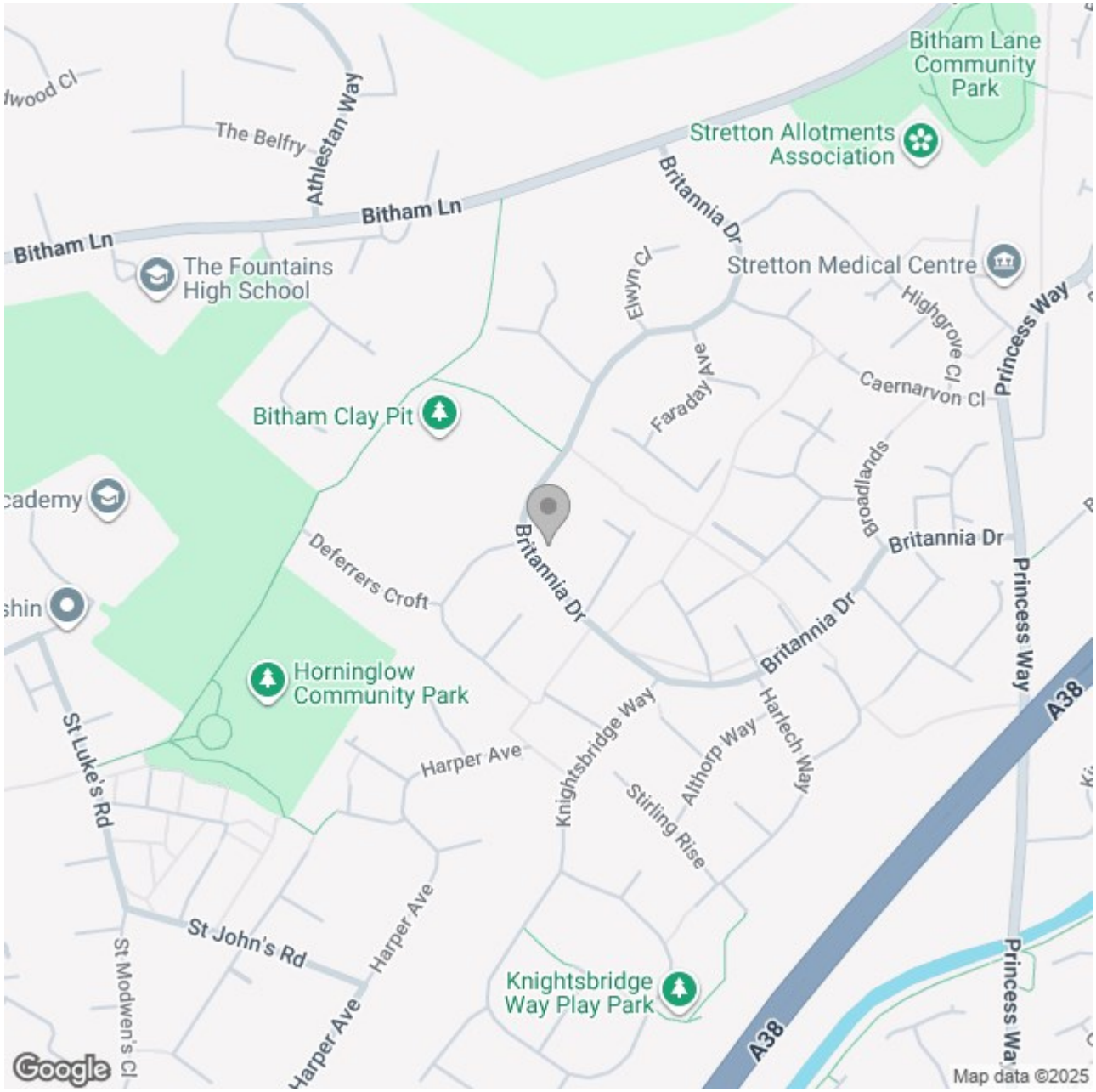

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	73	
(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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