

49 Chatsworth Drive, Burton on Trent, DE13 9NS

£259,950

 **ABODE**  
SALES & LETTINGS



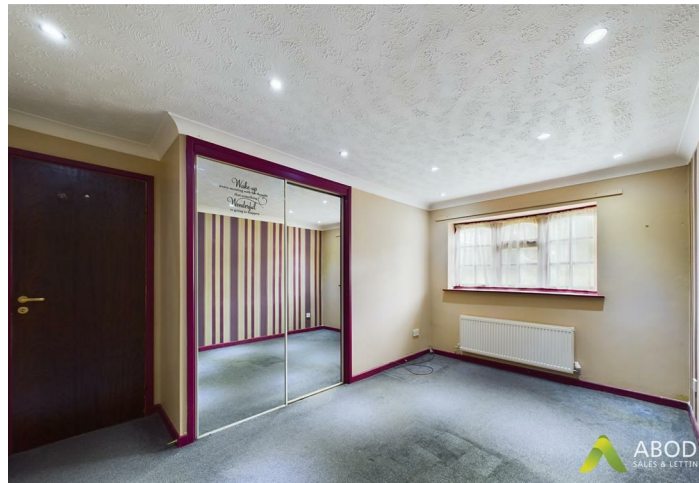


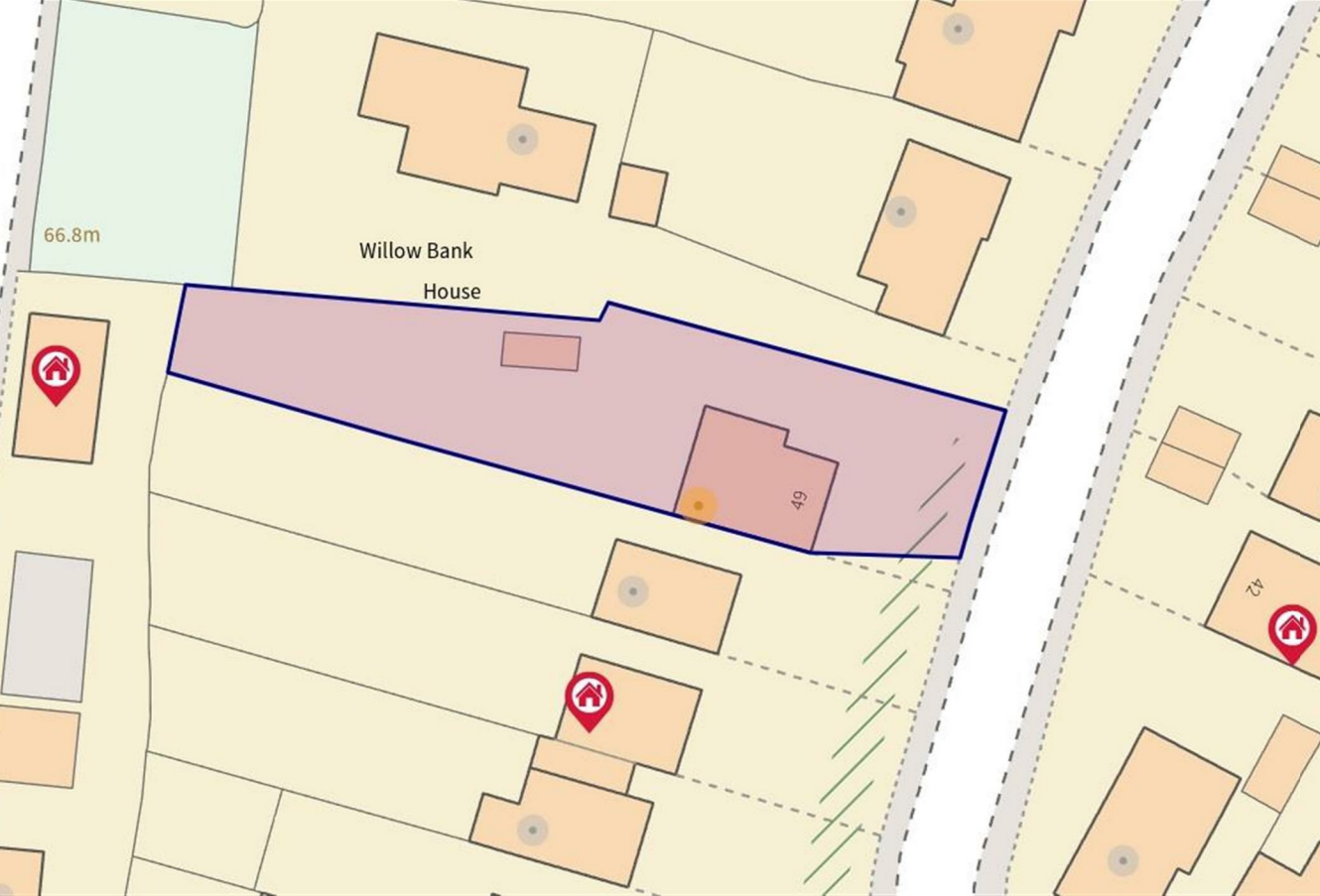
ABODE are pleased to offer this 2 bedroom detached bungalow located on Chatsworth Drive in the picturesque village of Tutbury. This detached bungalow is in need of modernization.

In brief the gas centrally heated accommodation comprises of entrance porch, hallway leading to the dining room (potentially third bedroom) kitchen, lounge, family bathroom and two double bedrooms. Outside the home is set on a good sized plot with off road parking and separate single garage and enclosed rear garden.

Viewing by appointment only.

Entry	5'6" x 1'11" (1.7 x 0.60 )
Hallway	10'1" x 10'8" (3.09 x 3.27)
Living Room	17'3" x 12'7" (5.27 x 3.86)
Kitchen	6'9" x 11'10" (2.06 x 3.63)
Bathroom	6'3" x 6'9" (1.92 x 2.06 )
Master Bedrooms	14'5" x 8'8" (4.41 x 2.66)
Second bedroom	7'11" x 10'8" (2.43 x 3.27)



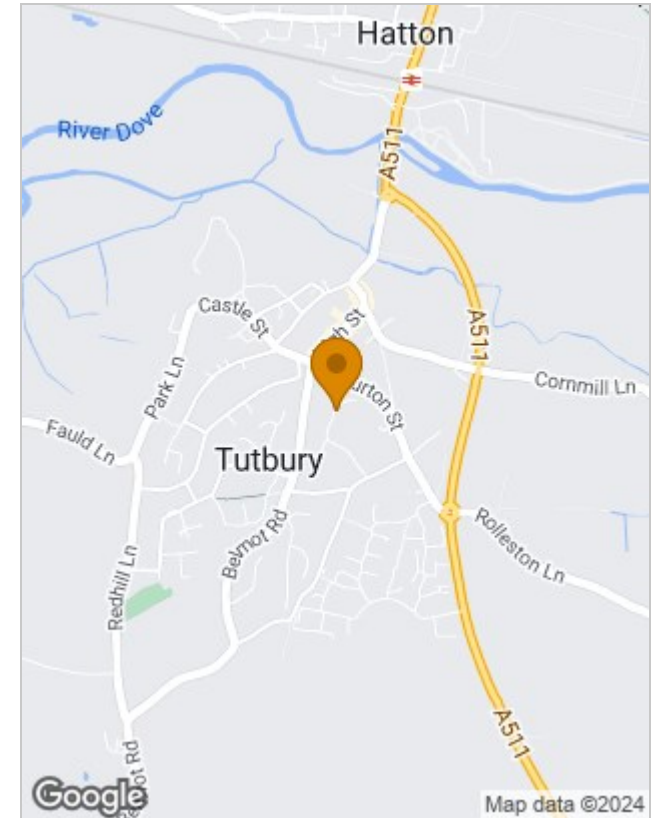




## Floor Plans



## Location Map



## Energy Performance Graph

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	

Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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