



## 36 Upton Drive, Burton-On-Trent, DE14 2FB

We are pleased to welcome to the market this spacious three bedroom detached property on much favoured area of Stretton. The property internally comprises of entrance hallway, downstairs WC, spacious lounge, kitchen/diner, stairs and landing, three bedrooms, with bedroom one having en suite and a family bathroom. Externally the property comprises of enclosed rear garden with a driveway leading to a detached garage. An internal inspection is highly recommended to appreciate the property on offer.

**Price £250,000**

# 36 Upton Drive

, Burton-On-Trent, DE14 2FB



- POPULAR LOCATION
- TWO BATHROOMS
- SPACIOUS KITCHEN/DINER
- COUNCIL TAX BAND D
- VIEWING ADVISED
- DRIVEWAY WITH GARAGE
- EPC RATING B
- THREE BEDROOMS
- CORNER PLOT
- SERVICE CHARGE APPROX £130.00 P.A

FRONT ELEVATION

ENTRANCE HALLWAY

LOUNGE

18'4" x 10'2" (5.59 x 3.1)

KITCHEN/DINER

18'8" x 9'2" (5.69 x 2.8 )

DOWNSTAIRS WC

BEDROOM ONE

18'4" x 10'4" max (5.59 x 3.16 max )

EN SUITE

BEDROOM TWO

10'5" x 9'2" (3.2 x 2.8 )

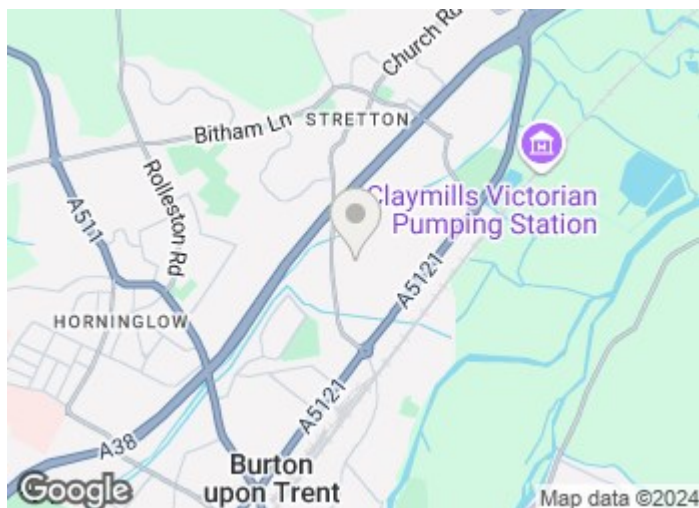
BEDROOM THREE

9'2" x 7'6" (2.8 x 2.3 )

BATHROOM

ENCLOSED REAR GARDEN

DRIVEWAY WITH GARAGE

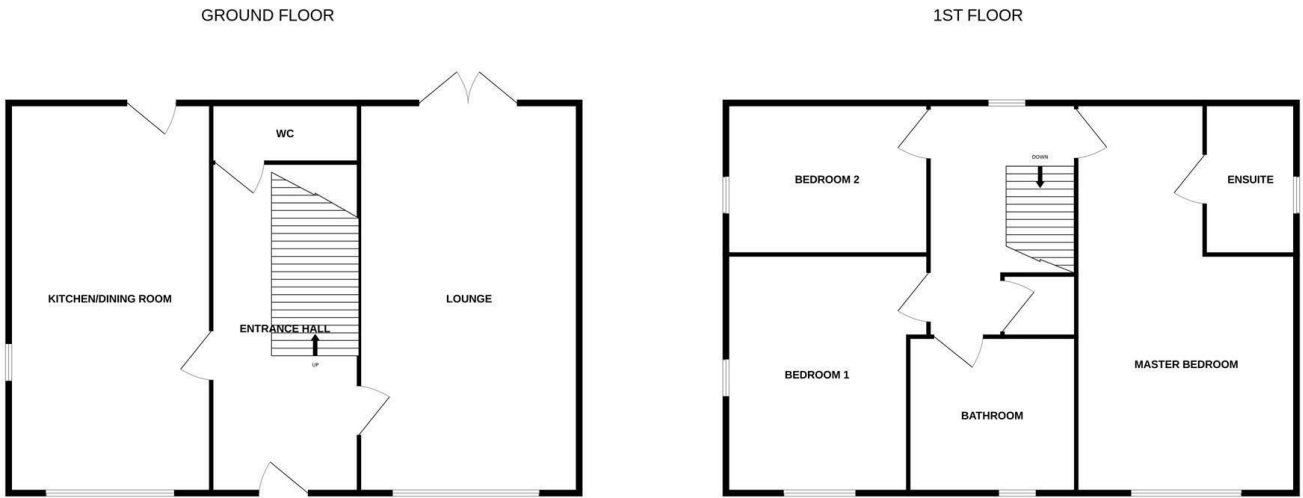


Directions





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		82	93			84	93
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	