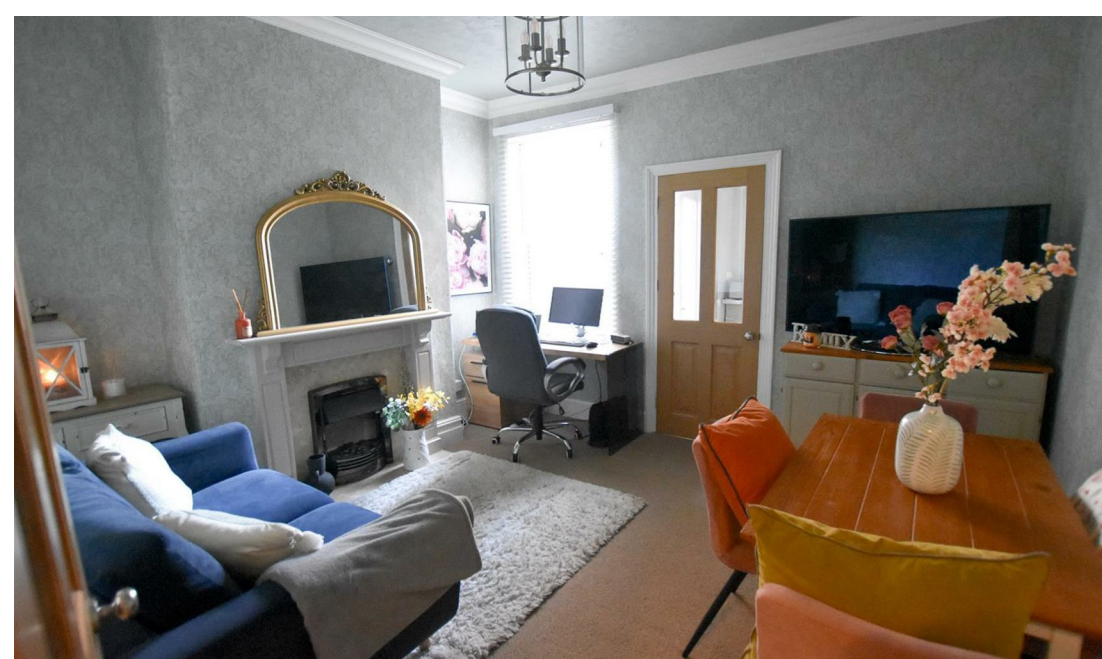




Calais Road, Burton-On-Trent

2  1  2  D 

**Sell MyHome**<sup>TM</sup>  
.co.uk



- POPULAR LOCATION
- TWO RECEPTION ROOMS
- FAMILY SHOWER ROOM
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- 122 SQUARE METRES
- EPC RATING D

#### NO UPWARD CHAIN

We are delighted to offer this well presented two bedroom property for sale, providing good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, lounge, dining room, kitchen, downstairs WC/cloaks, two double bedrooms and a family shower room. Externally the the property comprises of rear enclosed garden. An internal inspection is highly recommended to appreciate the quality of accommodation on offer



Price: £180,000





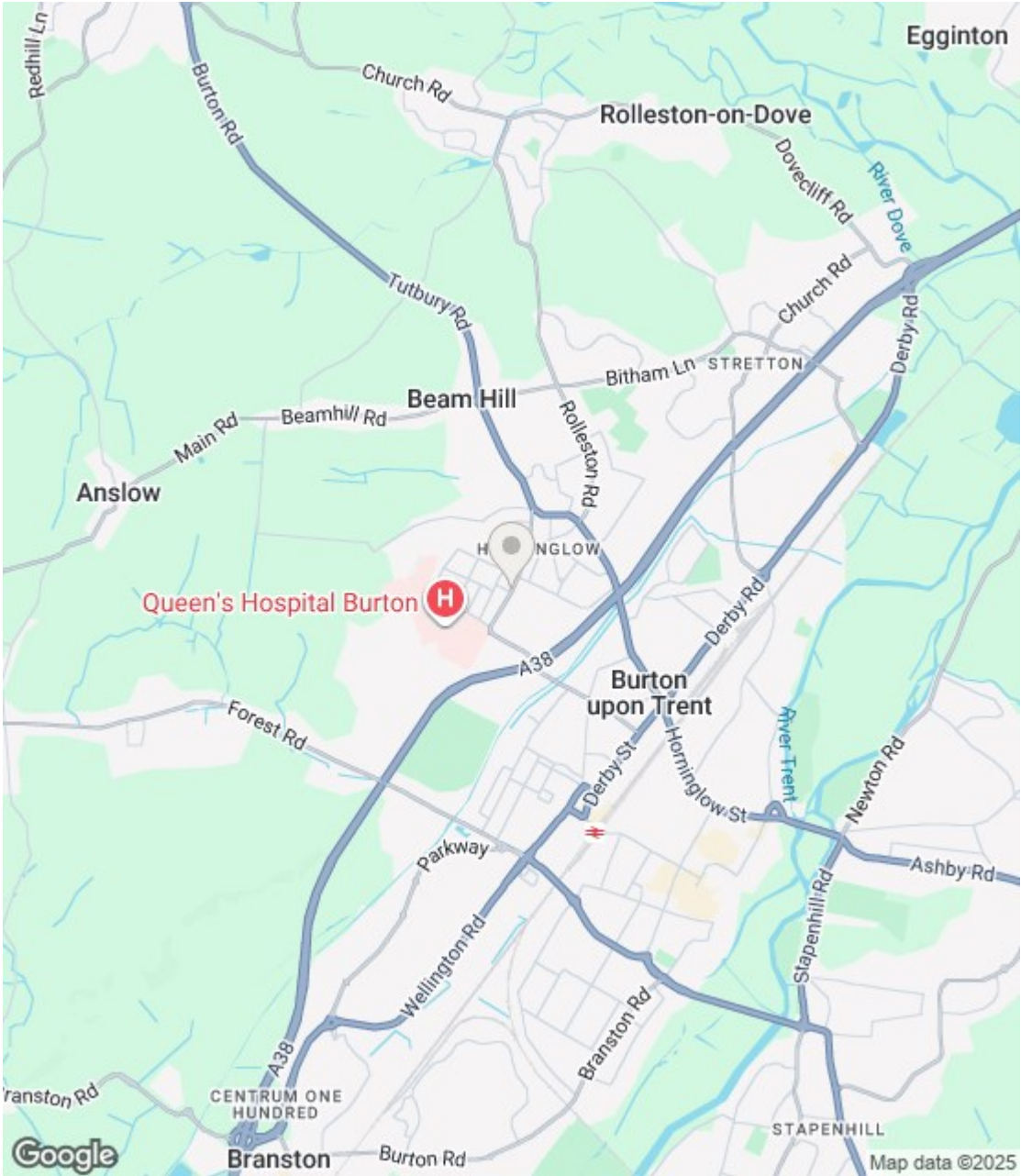


Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                 | Potential                                                                             |
|-----------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 emissions |                         |                                                                                       |
| (92 plus) A                                         |                         |                                                                                       |
| (81-91) B                                           |                         |                                                                                       |
| (69-80) C                                           |                         |                                                                                       |
| (55-68) D                                           |                         |                                                                                       |
| (39-54) E                                           |                         |                                                                                       |
| (21-38) F                                           |                         |                                                                                       |
| (1-20) G                                            |                         |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                         |                                                                                       |
| England & Wales                                     | EU Directive 2002/91/EC |  |



## Calais Road DE13 0UL



Illustration for identification purposes only, measurements are approximate, not to scale.

(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.