



Evershed Way, Burton-on-Trent



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£200,000

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Key Features

- Substantial Modern Town House
- Generous Accommodation Over Three Levels
- Close To Town Centre & Train Station
- No Upward Chain
- Enclosed Gardens & Garage
- Four Bedrooms
- EPC rating C
- Freehold





A modern three storey town house offering generous accommodation and situated within half a mile of Burton town centre and the train station. Offered for sale with immediate vacant possession the property benefits from an enclosed private garden to the rear together with a single garage and allocated parking. In brief the accommodation comprises: - entrance hall, guest cloak room, good sized living room and fitted kitchen. On the first floor a landing leads to two bedrooms and bathroom and on the second floor are a third bedroom with en-suite shower room and a fourth bedroom.

Accommodation In Detail

Entrance door opening into:

Reception Hall

having one central heating radiator and staircase rising to first floor.

Guest Cloak Room

having wash basin, wc, tiled splashback, one central heating radiator and slate tiling to floor.

Lounge 4.45m x 4.14m (14'7" x 13'7")

having bay window, French doors leading out to the rear garden, understairs store cupboard and two central heating radiators.

Kitchen 3.18m x 2.99m (10'5" x 9'10")

having stainless steel sink set into work top with tiled surrounds, base cupboards and drawers, matching wall mounted cupboards, appliance space for dishwasher and washing machine, built-in oven with gas hob and extractor canopy over, one central heating radiator and window to front elevation.

On The First Floor

Landing

having one central heating radiator and airing cupboard.



Bedroom One 4.45m x 3.33m (14'7" x 10'11")

having one central heating radiator and glazed double doors leading to Juliet balcony to front elevation.

Bedroom Two 4.45m x 2.46m (14'7" x 8'1")

having one central heating radiator and window to rear elevation.

Bathroom

having wc, wash basin, bath with shower over, tiled surrounds, one central heating radiator and wood effect flooring.

On The Second Floor

Landing

leading to:

Bedroom Three 4.46m x 2.77m (14'7" x 9'1")

having one central heating radiator and window to rear elevation.

Bedroom Four 4.45m x 3.35m (14'7" x 11'0")

having one central heating radiator and glazed double doors opening out to a Juliet balcony to the front.

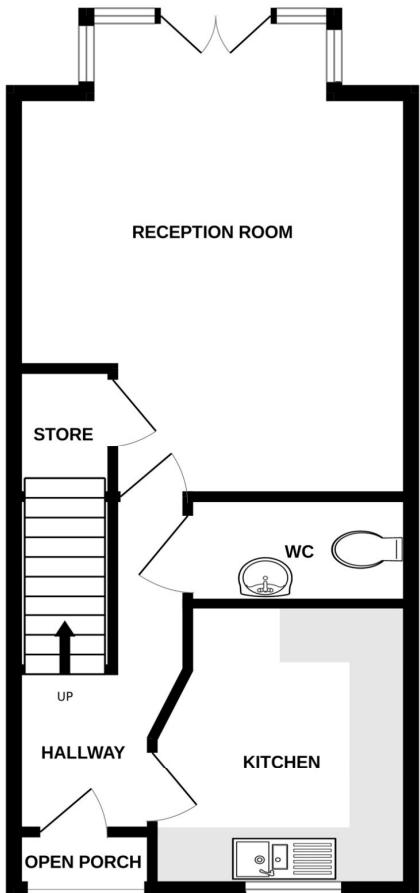
En-Suite

having wc, wash basin, shower cubicle, one central heating radiator and wood effect flooring.

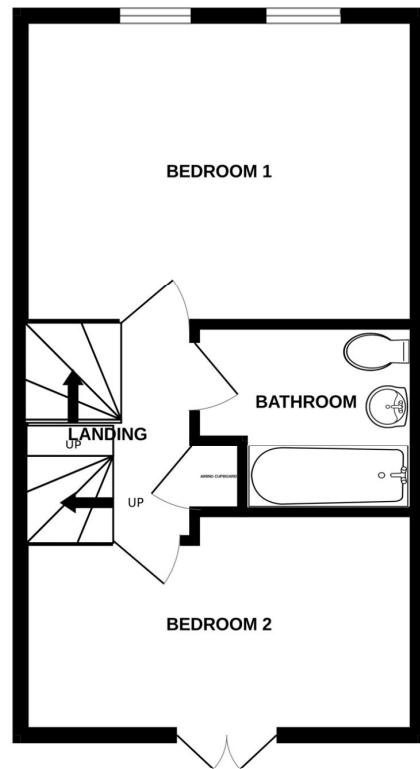
Outside

There is a fore garden and to the rear is a pleasant enclosed garden designed for low maintenance with a patio area and stoned seating area together with an artificial lawn. There is pedestrian access to the rear giving access to a single garage in a garage block.

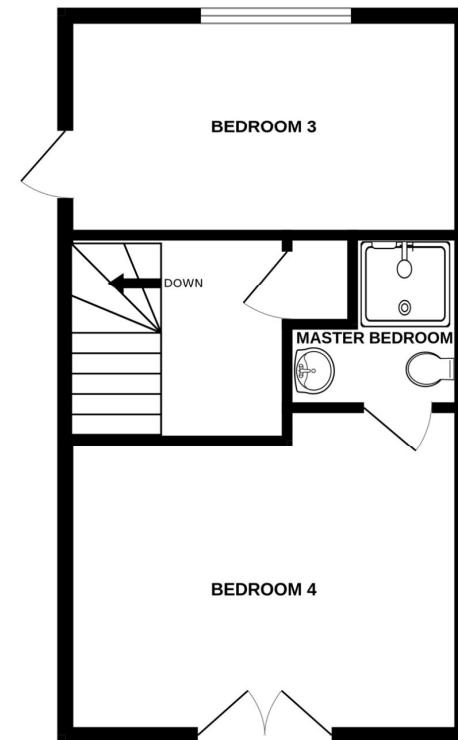
GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

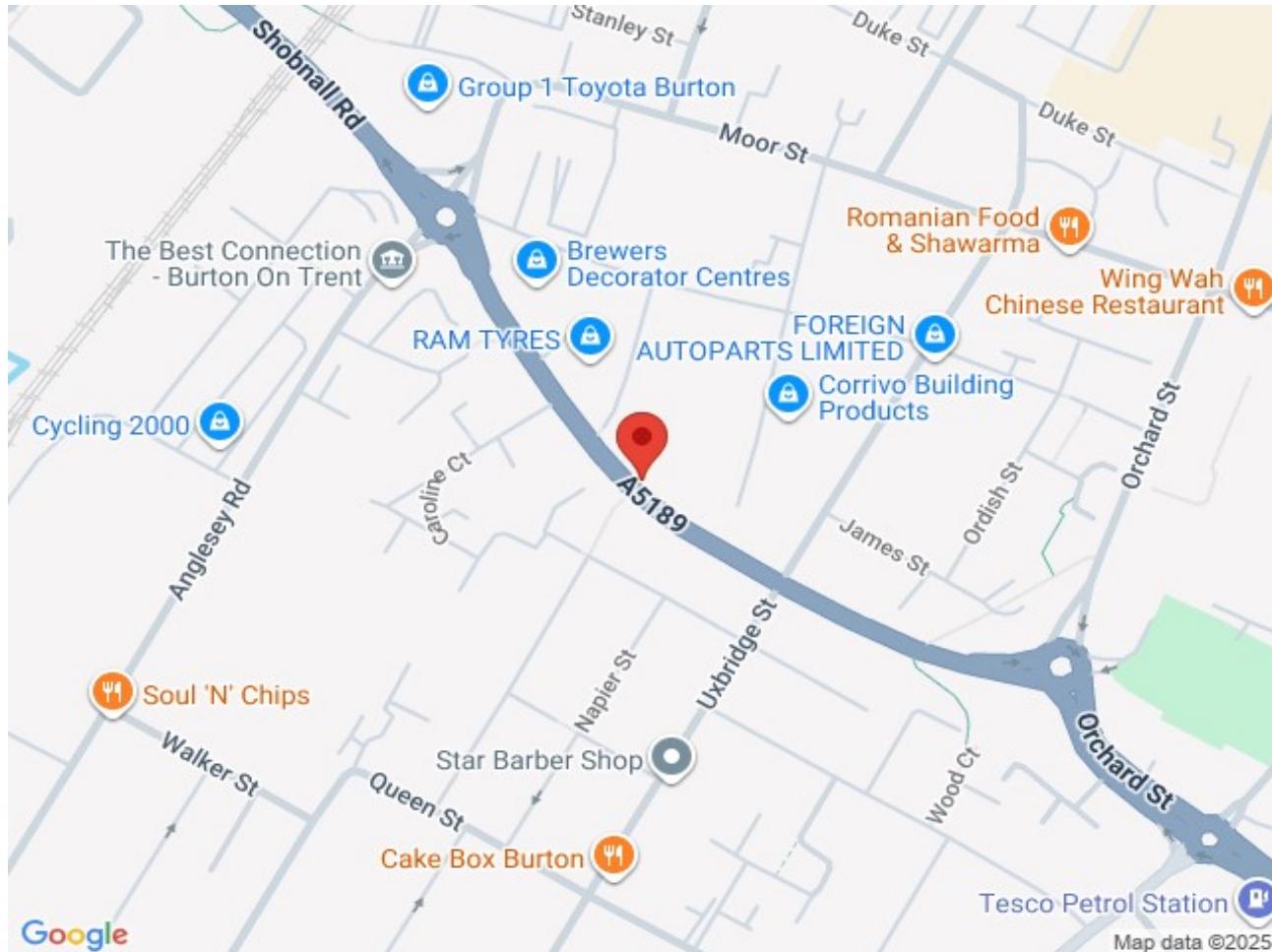


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TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

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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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	77
(69-80)	C	
(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
WWW.EPC4U.COM		