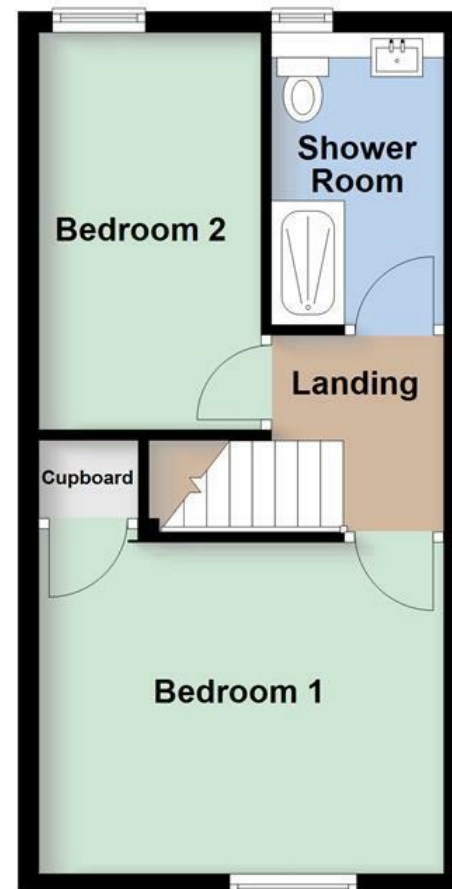


Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



NO ONWARD CHAIN. A REFURBISHED AND EXTENDED two-bedroom terrace, finished to a high standard and located on a sought-after road in Burbage. The accommodation includes a living room with ornamental fireplace, a contemporary dining kitchen with integrated appliances, rear porch, and ground floor WC/utility room. Upstairs are two double bedrooms and a modern bathroom with walk-in shower and underfloor heating. Externally, the property boasts low-maintenance patios to both the front and rear.

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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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LIVING ROOM

13'10 x 12'11 (4.22m x 3.94m)
Composite door, uPVC double glazed window, ornamental fireplace, period-style radiator, and stairs to the first floor.

KITCHEN DINER

12'7 x 12'5 (3.84m x 3.78m)
uPVC double glazed window, contemporary fitted base units, four-ring induction hob, integrated oven and microwave, integrated dishwasher, recessed shelving with downlighters, column radiator, and wood-effect flooring.



REAR PORCH

6'4 x 5'11 (1.93m x 1.80m)
uPVC door and double glazed window, loft access, and wood-effect flooring.

UTILITY / WC

5'7 x 6 (1.70m x 1.83m)
uPVC double glazed Velux window, fitted base and full-height units with wood-effect worktop over, stainless steel sink with mixer tap, plumbing for a washing machine, WC with push flush, ladder-style radiator, and wood-effect flooring.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

10'5 x 13'3 (3.18m x 4.04m)
uPVC double glazed window, radiator, and built-in wardrobe.

BEDROOM TWO

12'6 x 7'1 (3.81m x 2.16m)
uPVC double glazed window and a radiator.

BATHROOM

9'4 x 5'9 (2.84m x 1.75m)
uPVC double glazed window, walk-in shower cubicle with wall-mounted rainforest shower over, wash basin with mixer tap, WC with push flush, ladder-style radiator, and tiled flooring with underfloor heating.



EXTERIOR

The property offers an low maintenance patio to both the front and rear.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: C