

6 Poplar Gardens, Burton Upon Trent, DE13 0UE

£1,550 PCM

 **ABODE**
SALES & LETTINGS





ABODE Lettings are pleased to offer for rental this modern four bedroom detached family home, situated within a large plot close to the town centre of Burton upon Trent.

Spacious throughout, this is a rare opportunity to secure a lovely family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large kitchen/diner with a great selection of wall and base units. Selection of integrated appliances also included. Utility room off. Good size lounge with bay window. Guest cloakroom with white suite.

The first floor provides four good sized bedrooms. These rooms are serviced by an en-suite in addition to the main family bathroom.

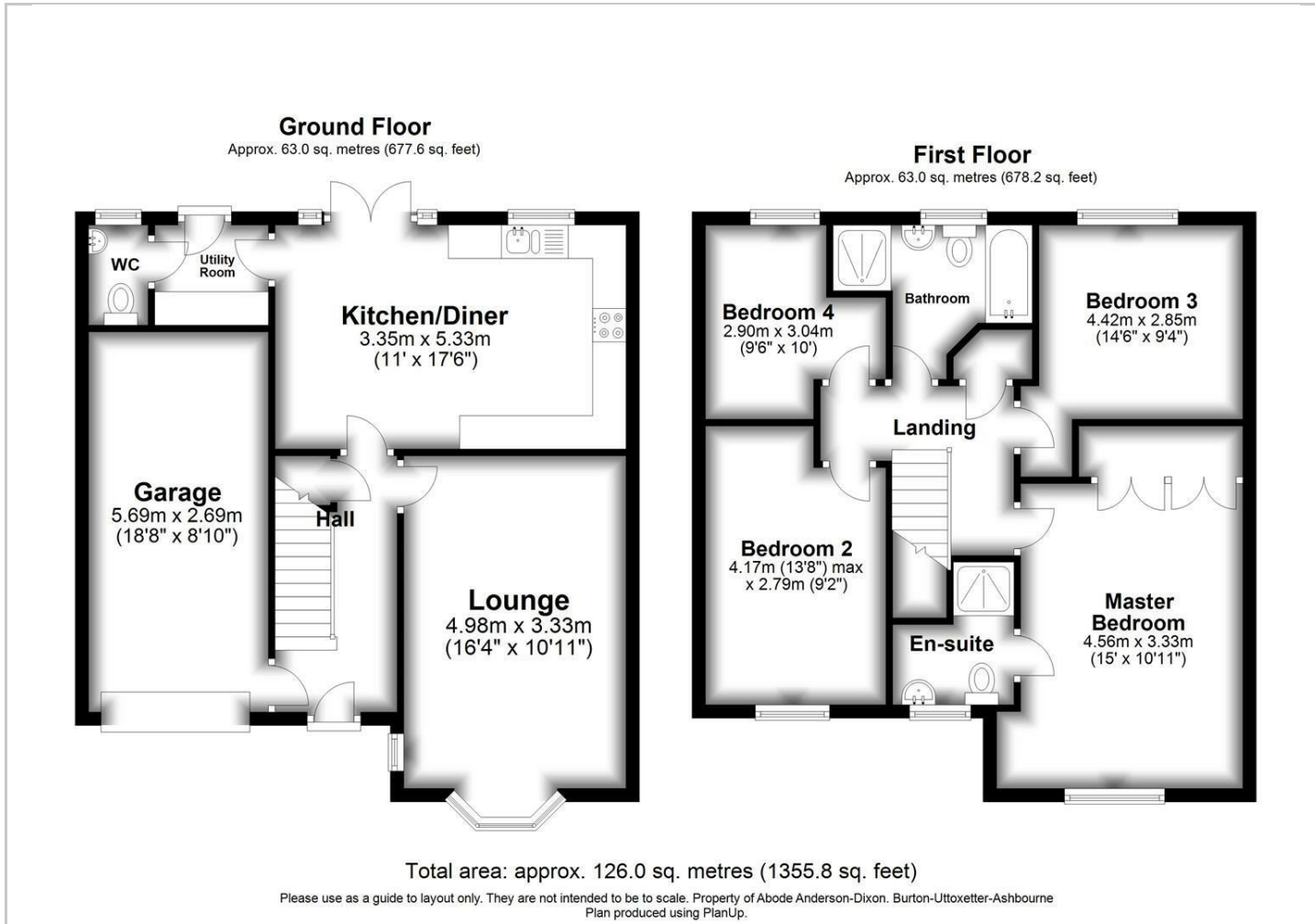
A large plot surrounds the property with lawn, driveway and single garage to the frontage. Large patio, lawn and mature planting complete the rear garden area.



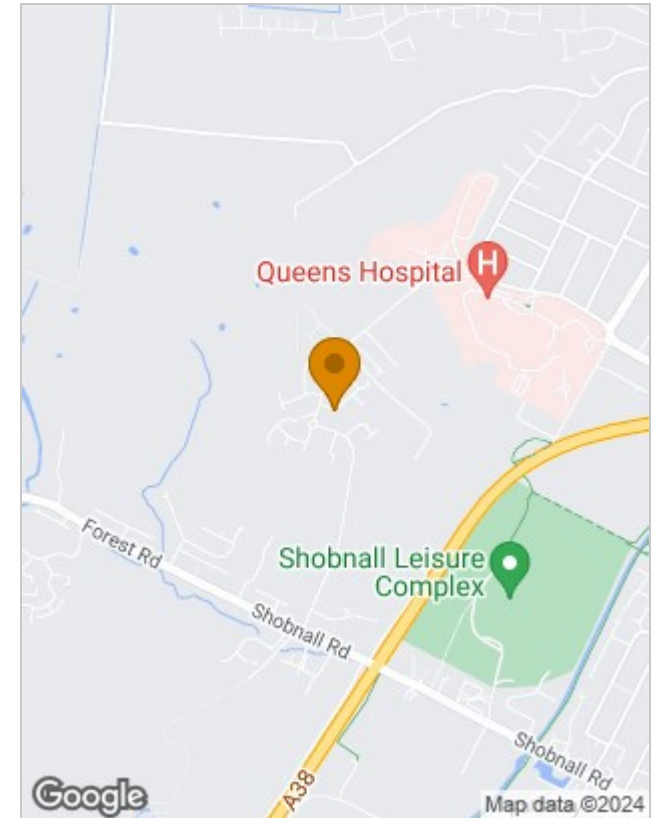




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

Please contact our Burton Lettings 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.