



Parkinson Road, Burton-On-Trent DE13 9SN

welcome to

Parkinson Road, Burton-On-Trent

Situated in the sought-after Derbyshire town of Burton-on-Trent, comprising of an entrance hallway, downstairs w/c, kitchen, lounge, two bedrooms, family bathroom, driveway and rear garden. A beautiful home for the lucky buyer. Call us now to view!



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the downstairs w/c, kitchen, lounge and first-floor landing.

Kitchen

12' 6" x 6' 8" (3.81m x 2.03m)

Modern fitted kitchen comprising of a range of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, oven, one and a half bowl stainless steel sink and drainer, with space and plumbing for additional appliances. Finished with vinyl flooring, spotlights to the ceiling, a radiator and double-glazed window to the front.

Lounge

13' 8" x 15' 7" (4.17m x 4.75m)

Spacious lounge finished with carpeted flooring, two radiators, an under-stair cupboard, two double-glazed windows and french doors to the rear.

Landing

First-floor landing providing access to two bedrooms, family bathroom, a cupboard and loft.

Bedroom One

13' 8" x 8' 1" (4.17m x 2.46m)

Double bedroom finished with carpeted flooring, a cupboard, radiator and two double-glazed windows to the front.

Bedroom Two

13' 8" x 11' 11" (4.17m x 3.63m)

Double bedroom finished with carpeted flooring, a cupboard, radiator and two double-glazed windows to the rear.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with vinyl flooring, part-tiled walls, spotlights to the ceiling, extractor fan and frosted double-glazed window to the side.

External

Externally, to the front, a driveway providing off-road parking for multiple vehicles, with a laid-to-lawn patch and mature shrubbery. To the rear, mainly laid-to-lawn, with patio paving, offering beautiful views of the fields ahead, with plenty of potential, enclosed with wooden fencing for privacy.



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welcome to

Parkinson Road, Burton-On-Trent

- SEMI-DETACHED HOUSE IN BURTON-ON-TRENT
- 50% OWNERSHIP
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE AND KITCHEN
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 374.16

Ground Rent: 3090.60

This is a Leasehold property with details as follows; Term of Lease 995 years from 30 May 2022.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109021 - 0006

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