



2 Burton Road,
Whittington WS14 9NN

Downes & Daughters
ESTATE AGENCY

2 Burton Road,
Whittington WS14 9NN
£265,000

A wonderful opportunity to purchase a three double bedroom semi-detached home in an enviable position within the popular village of Whittington. Falling within the King Edward's catchment area and offered for sale with no onward chain, this charming home offers enormous future potential, subject to relevant planning consents, and occupies an impressive corner plot with ample parking. The ground floor has an entrance hallway, living room, kitchen diner, a side hallway with large storage cupboard and guest cloakroom. The first floor boasts three double bedrooms and a modern bathroom. Externally there is an established lawned fore garden, side storage area, rear garden with lawn, decked seating area and gated private driveway parking for a number of vehicles.

Falling within the Whittington Primary and King Edward's catchment areas this property really does need to be viewed to fully appreciate the 'attractive package' on offer.

GROUND FLOOR

Entrance Hallway • Living Room • Kitchen Diner • Side Hallway • Understairs Storage Cupboard • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Modern Bathroom

OUTSIDE

Impressive Established Front Garden • Gated Side Access • Lawned Rear Garden • Rear Gated Driveway Parking

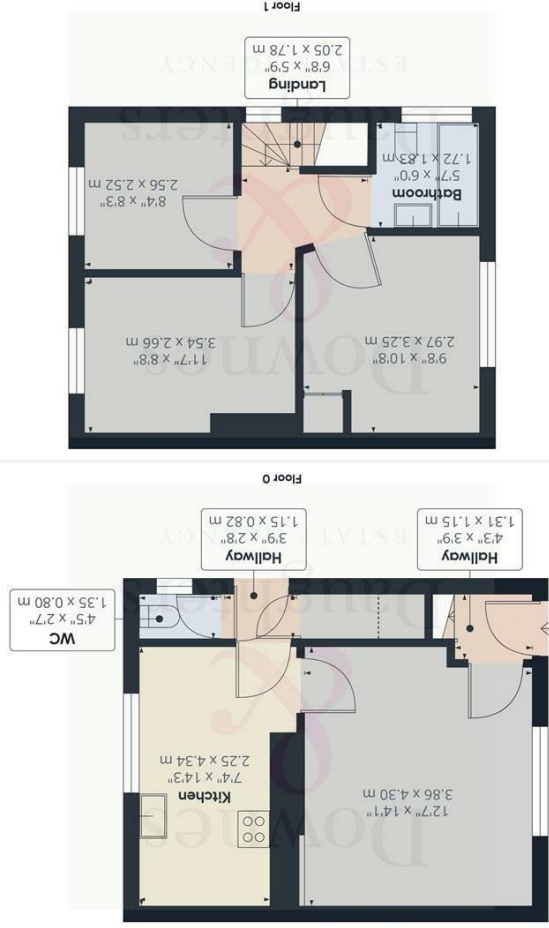
FURTHER INFORMATION

No Chain • King Edward's Catchment • Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating D • Current Electrical & Gas Safety Certificates • Upvc Double Glazing • All Mains Services






Not All Agents Are Equal.



(1) Excluding balconies and terraces.

Approximate total area
676.19 ft²
62.82 m²



| Environmental Impact (CO ₂) Rating | |
|--|--|
| <p>EU Directive 2002/91/EC</p>  | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (65-90)</p> <p>B (60-65)</p> <p>C (55-60)</p> <p>D (50-55)</p> <p>E (45-50)</p> <p>F (35-45)</p> <p>G (15-35)</p> <p>Not environmentally friendly - higher CO₂ emissions</p> |
| Current | |
| Proposed | |