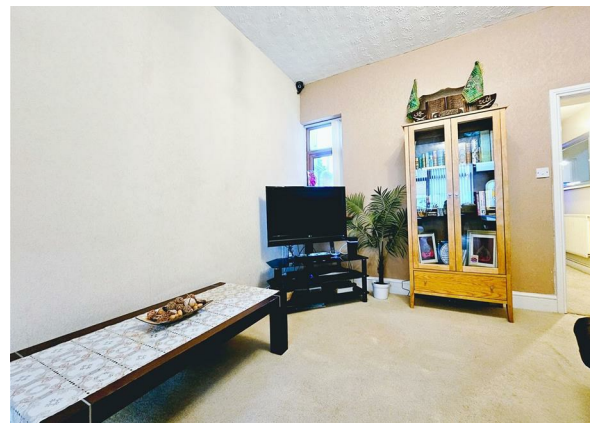
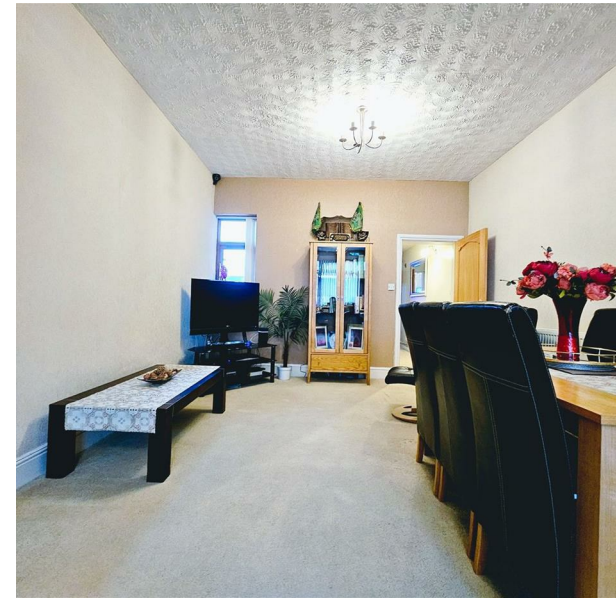


216 Uxbridge Street, Burton-On-Trent, DE14 3LA
Offers In The Region Of £190,000



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Council Tax Band: A

CASH BUYERS ONLY

Welcome to this exceptionally sized end-terraced family home situated in the heart of Burton on Trent. Being a short drive to the A38, walking distance to the town centre, and nearby a range of schools and amenities, the property is perfectly located for a growing family, or a desirable option for an investor.

Approach to the main entrance to the property is via the road, past the small front courtyard, through a UPVC front door. There is also rear double-gated access with private parking for vehicles at the back on the property. It is worth noting that the property is next to a commercial premises, which we are informed only opens 9am-5pm, but this is something that you should discuss with your mortgage advisor.

Once inside the home, you are immediately taken by its size. The property is set over two floors, with a very large double extension to the rear.

Initially, on entrance you are met by the largest of the two reception rooms, notable is that this room is over 8 metres in length. The room is well lit by natural light through the double aspect UPVC windows, as well as having multiple ceiling pendants above neutrally decorated walls, and thick-pile carpets. There is a sense of homeliness and room feels cosy despite its size.

Following on through the property there is a spacious hallway, whereby the stairs can be accessed, as well as passage to the second reception room and the downstairs shower room/WC.

The second reception room is again well-sized and boasts a large UPVC window to the side elevation. This space benefits from laminate flooring, bright décor, and is directly next to the kitchen so would also make a suitable dining room.

The kitchen is modern, and well-appointed, with a range of wall and base units, space for all required appliances, and ample worksurface space. The units and worksurfaces are in great condition, and compliment well the patterned tile floor, and half-tiled walls. There is access to the rear through a UPVC front door, and notable is the boiler is high spec, a recently fitted Worcester.

Back to the hallway, you will find the downstairs shower room/WC. The space is useful for a large family, allowing mornings to be less crowded. The room is light, and the white tiled walls give a

feeling of hygiene. As well as the power shower and glass cubical, the room boasts a stylish hand wash basin and low-level WC as well as a chrome heated towel rail.

Access to the first floor is by a quirky winding stair case, with dark oak spindled handrails. The landing is spacious, and well decorated, with access to all four bedrooms, and the family bathroom.

The bedrooms are all well sized, with the master and second bedroom being a similar size, and the same with the second and third. All the rooms have tasteful decoration, UPVC windows, and plush carpets, except the fourth bedroom which has laminate flooring.

The family bathroom is stylish and modern, with full tiled walls and floor, with a mosaic tile pattern, behind the free-standing double ended bathtub with showerhead. The room has a stylish wall hung wash basin with mixer-tap, and slim-line cistern WC. Natural light is via an obscure-paned UPVC window.

To the rear, there is a well-maintained garden, with block-paved and lawned areas, perfect for the summer. The size of the property means it allows distance from the road out front, and is very peaceful. Notable is that the home boasts off-road parking, which is accessed through the back from All Saints Road. This is unusual feature for a terraced house, and an added benefit.

Viewings are an absolute must to fully appreciate the size and presentation of the property. The home is a flexible space which is already perfect for a family, though it could be adapted for a range of uses by an investor.

Lounge - 8.24m x 3.60m

Reception Room- 4.00m x 2.59m

Kitchen - 3.30m x 2.70m

Shower Room - 1.10m x 1.54m

Landing - 4.35m x 0.90m





Master Bedroom - 3.67m x 3.60m

Bedroom Two - 4.32m x 2.64m

Bedroom Three - 3.80m x 2.70m

Bedroom Four - 3.53m x 2.70m

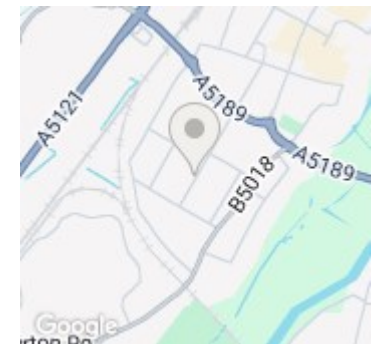
Bathroom - 1.81m x 1.64m

Council Tax: Band A

EPC Rating: D

Tenure: Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 