



12 South Broadway Street

, Burton-On-Trent, DE14 3LZ

Guide price £140,000



Dwellings Estate Agents are delighted to present this three-bedroom family home to the market. Located on South Broadway Street, this residence is nestled in the popular residential area of Burton-on-Trent, offering convenient access to the town centre and nearby amenities, all within walking distance. This property has been completely renovated, including a NEWLY FITTED KITCHEN and NEW CARPETS throughout. This property is being sold CHAIN FREE & VACANT POSSESSION!

The Vendor is "Legally Seller Ready". What do we mean by this term? The Vendor has Solicitors instructed who have prepared contracts & searches are on file. If you are a cash buyer, ready to move in straight away, or if you are buying via a mortgage, then obtain your mortgage offer and you are ready to move in.

The property is set over three floors and is a spacious family home that offers versatile living accommodations. The ground floor comprises two spacious reception rooms and a newly fitted kitchen. Two double bedrooms, a third single bedroom, and a three-piece bathroom complete the first floor. On the second floor, there is a spacious boarded attic room. Externally, to the rear, there is a storage shed and a well-maintained garden with a patio and lawn.



LIVING ROOM 10'2" x 12'9" (3.10m x 3.90m)

DINING ROOM 11'9" x 12'9" (3.60m x 3.90m)

KITCHEN 13'7" x 7'2" (4.16m x 2.20m)

STORAGE 5'1" x 7'2" (1.56m x 2.20m)

LANDING

MASTER BEDROOM 10'2" x 12'9" (3.11m x 3.90m)

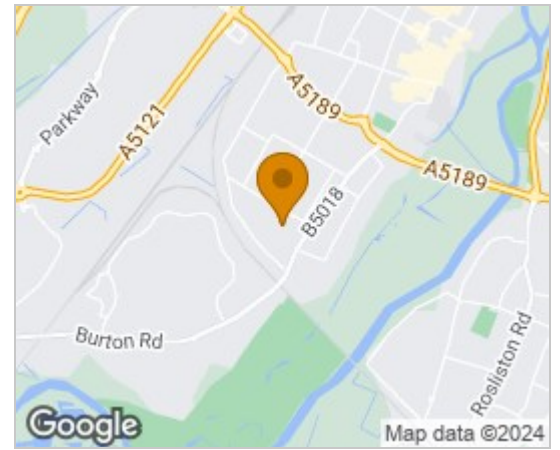
BEDROOM TWO 11'8" x 9'11" (3.58m x 3.04m)

BEDROOM THREE 7'5" x 7'2" (2.27m x 2.19m)

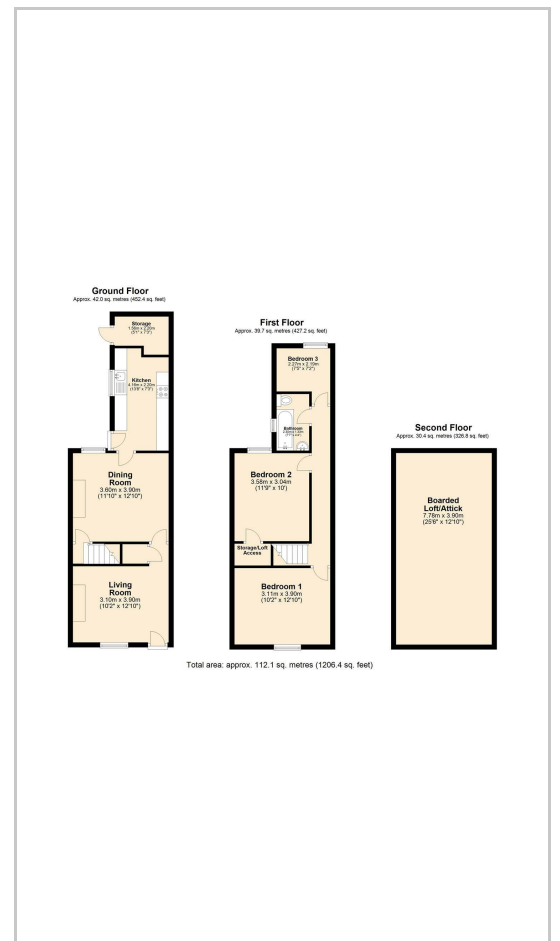
BATHROOM 7'6" x 4'4" (2.30m x 1.33m)

ATTIC 25'6" x 12'9" (7.78m x 3.90m)

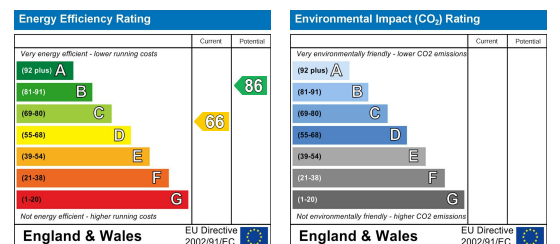
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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