



## 3 Leicester Street

, Burton-On-Trent, DE14 3BA

Guide price £200,000



Dwellings Estate Agents are delighted to present for sale this mid-terrace, spacious, 4-bedroom family house. Located just off the popular Branston Road, this property is situated close to local shops and all local amenities and is within walking distance of the town centre as well as nearby transportation links such as the A38 and the train station.

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.

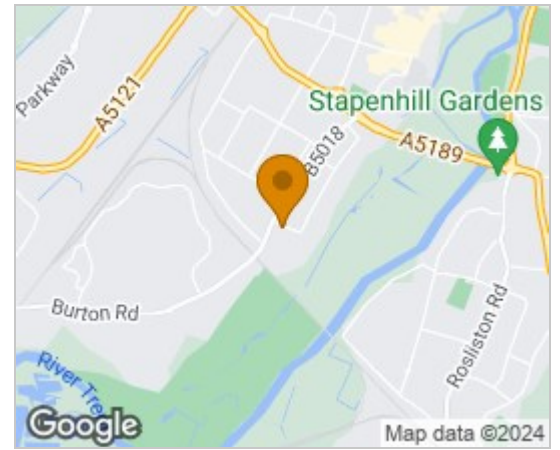
This mid-terraced property showcases impeccable presentation throughout. The ground floor features two spacious reception rooms, ample storage space, a contemporary fitted kitchen, and a wet room. On the first floor, there are three generously sized bedrooms and a family bathroom, while the second floor hosts a large bedroom, offering additional living space.

Outside, there is a large garden. Excellent opportunity for a freehold residential investment.

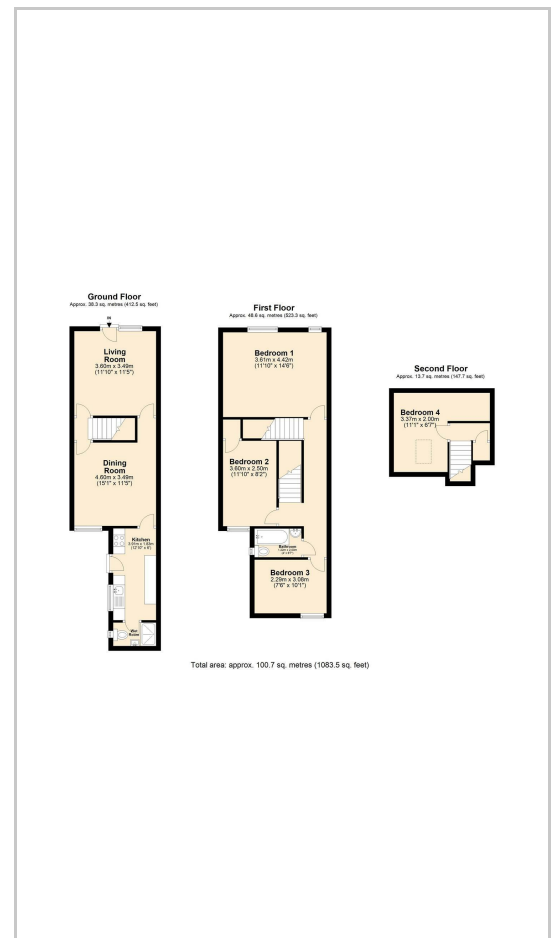


LIVING ROOM 11'9" x 11'5" (3.60 x 3.49)  
 DINING ROOM 15'1" x 11'5" (4.60 x 3.49)  
 KITCHEN 12'9" x 6'0" (3.91 x 1.83)  
 WET ROOM  
 MASTER BEDROOM 11'10" x 14'6" (3.61 x 4.42)  
 BEDROOM TWO 11'9" x 8'2" (3.60 x 2.50)  
 BEDROOM THREE 7'6" x 10'1" (2.29 x 3.08)  
 BATHROOM 4'0" x 6'6" (1.22 x 2.00)  
 BEDROOM FOUR 11'0" x 6'6" (3.37 x 2.00)

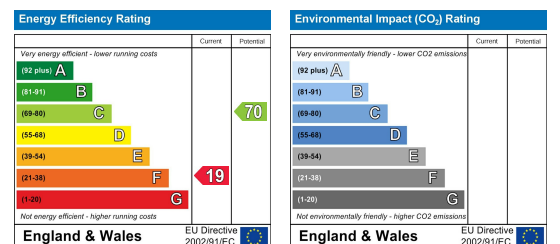
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.