



# 43 Ash Street

, Burton-On-Trent, DE14 3PX

Guide price £230,000



Dwellings Estate Agents are delighted to present to the market this four-bedroom home situated in an established residential location. Ash Street is located close to local shops and all local amenities and is within walking distance of the town centre. Transportation links are nearby, such as the A38 & the train station. NEWLY FITTED CARPETS & RECENTLY REFURBISHED! This property is being sold CHAIN FREE & VACANT POSSESSION!

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed; all the paperwork is prepared on file & searches have been requested. The searches will be provided to any prospective buyer and their Solicitor, saving 8 weeks.

The property is set over two floors and is a spacious family home that offers versatile living. The ground floor briefly comprises an entrance hallway, a separate W/C, a lounge, a fitted kitchen, a spacious dining room/lounge, a bathroom, and a conservatory located at the rear of the property. The first-floor landing leads to four generously sized bedrooms. Externally, to the front, the property itself is set back from the road, providing a driveway for several vehicles. To the rear, there is a well-maintained garden.



HALLWAY 13'5" x 7'2" (4.11m x 2.20m)

W/C

RECEPTION ROOM 14'9" x 11'9" (4.50m x 3.60m)

DINING ROOM 8'7" x 11'9" (2.62m x 3.60m)

KITCHEN 30'5" x 10'2" (9.29m x 3.10m)

LOUNGE 16'7" x 11'9" (5.08m x 3.60m)

CONSERVATORY 9'10" x 11'9" (3.00m x 3.60m)

BATHROOM 9'10" x 6'6" (3.01m x 2.00m)

LANDING 7'6" x 6'6" (2.29m x 2.00m)

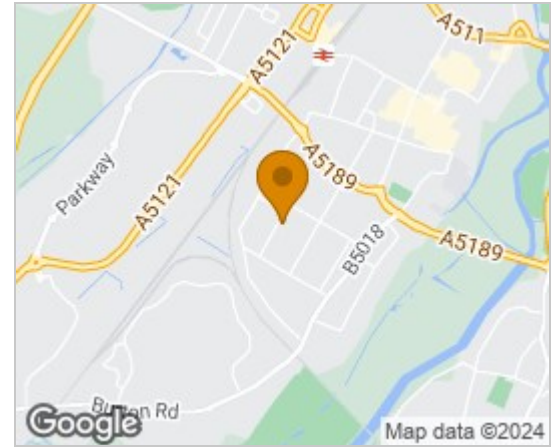
MASTER BEDROOM 14'1" x 11'9" (4.31m x 3.60m)

BEDROOM TWO 9'6" x 9'10" (2.90m x 3.00m)

BEDROOM THREE 21'1" x 6'6" (6.43m x 2.00m)

BEDROOM FOUR 5'6" x 8'6" (1.70m x 2.60m)

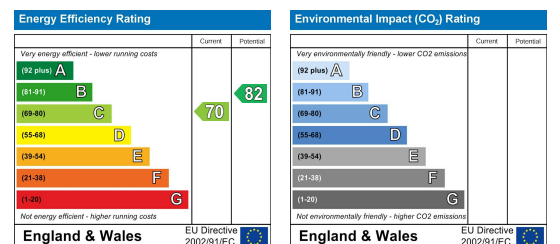
### Area Map



### 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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