



## 271 Uxbridge Street

, Burton-On-Trent, DE14 3JU

Guide price £115,000



Dwellings Estate Agents are delighted to bring to the market this terraced family home situated in an established residential location. Uxbridge Street is situated 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.

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.

This mid-terraced property is set over two floors. The ground floor comprises a spacious reception room (with a dining area and a lounge area), a fitted kitchen, a porch, and a three-piece bathroom. The first floor has two double bedrooms and a single third bedroom with a closet. Externally, there is a spacious enclosed rear garden.

This home is perfect for any individual/couple/family looking to step onto the property ladder, as this would make an ideal First Time Buy or, in the alternative, a brilliant investment for any prospective Landlord.



DINING ROOM 12'0" x 11'10" (3.67m x 3.63m)

LOUNGE 11'10" x 11'10" (3.61m x 3.63m)

KITCHEN 12'2" x 7'1" (3.73m x 2.18m)

PORCH 2'7" x 7'1" (0.81m x 2.18m)

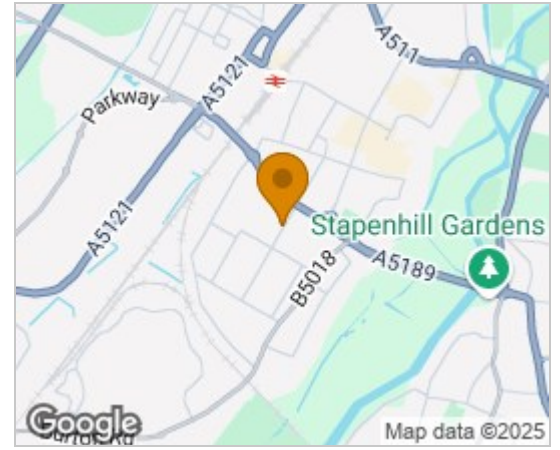
BATHROOM 7'3" x 7'1" (2.23m x 2.18m)

MASTER BEDROOM 11'10" x 11'10" (3.61m x 3.63m)

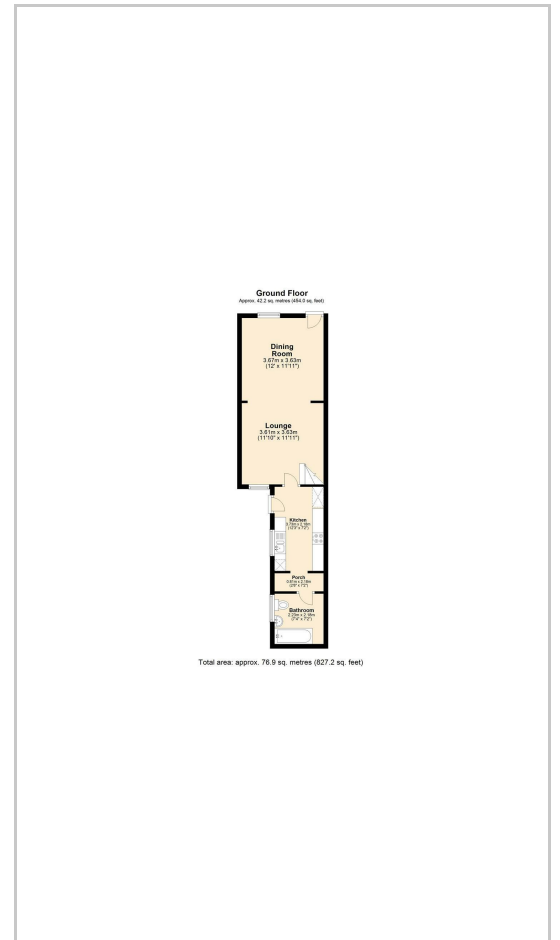
BEDROOM TWO 11'10" x 8'8" (3.62m x 2.65m)

BEDROOM THREE 9'8" x 6'10" (2.95m x 2.09m)

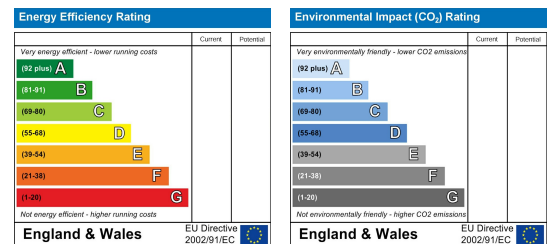
### Area Map



### 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.