



Waterloo Street
Burton-On-Trent

burchell
edwards



Property Description

Two reception rooms and no upward chain. Ideal investment property or first purchase in need of modernisation. Accommodation comprises lounge, dining room, kitchen, two double bedrooms and family bathroom. Property further benefits from double glazing and rear garden.

Entrance Hallway

Double glazed door to front elevation.

Lounge

12' 5" x 11' 11" (3.78m x 3.63m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Dining Room

11' 9" x 12' 5" (3.58m x 3.78m)
Double glazed window to rear elevation, laminate flooring and central heating radiator.

Kitchen

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood, space and connections for a washing machine, tiled to splash prone areas and central heating radiator.

Guest W.C

Wash hand basin and WC.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Bedroom Two

8' 10" x 12' 11" (2.69m x 3.94m)
Double glazed window to rear elevation, storage, laminate flooring and central heating radiator.

Bathroom

Low level flush WC, bath with electric shower over, wash hand basin, lino flooring and central heating radiator.

Garden

Patio area, lawn and fence to boundaries.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT207840



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