



Hevea Road, Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this 3 bedroom semi-detached townhouse, situated in a very popular estate in Burton-Upon-Trent.

The accommodation comprises of lounge, kitchen-diner and guest cloakroom on the ground floor, bedrooms 2, 3, and family bathroom on the 1st floor, while to the 2nd floor is the master bedroom with en-suite.

Externally, there is a driveway to side providing off-road parking and access into the garage, while to the rear is an enclosed garden with patio, lawned, stoned and decking areas, with gated side access back through to the driveway and garage. Viewing strongly advised.

Entrance Hallway

Double glazed door to front elevation, laminate flooring and central heating radiator.

Guest W.C

Double glazed window to front elevation, laminate flooring, low level flush WC, wash hand basin and central heating radiator.

Kitchen-Diner

16' 9" x 7' 11" (5.11m x 2.41m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, four ring gas hob, extractor hood, space and plumbing for a washing machine, further appliance space and vinyl flooring.

Lounge

13' 8" x 12' 10" (4.17m x 3.91m)

Double glazed French doors to rear elevation and two central heating radiators.



Bedroom 2

12' 5" x 12' 11" (3.78m x 3.94m)
Double glazed window to rear elevation and central heating radiator.

Bedroom 3

10' 10" x 6' 3" (3.30m x 1.91m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Wash hand basin, bath, tiled to splash prone areas, WC and vinyl flooring.

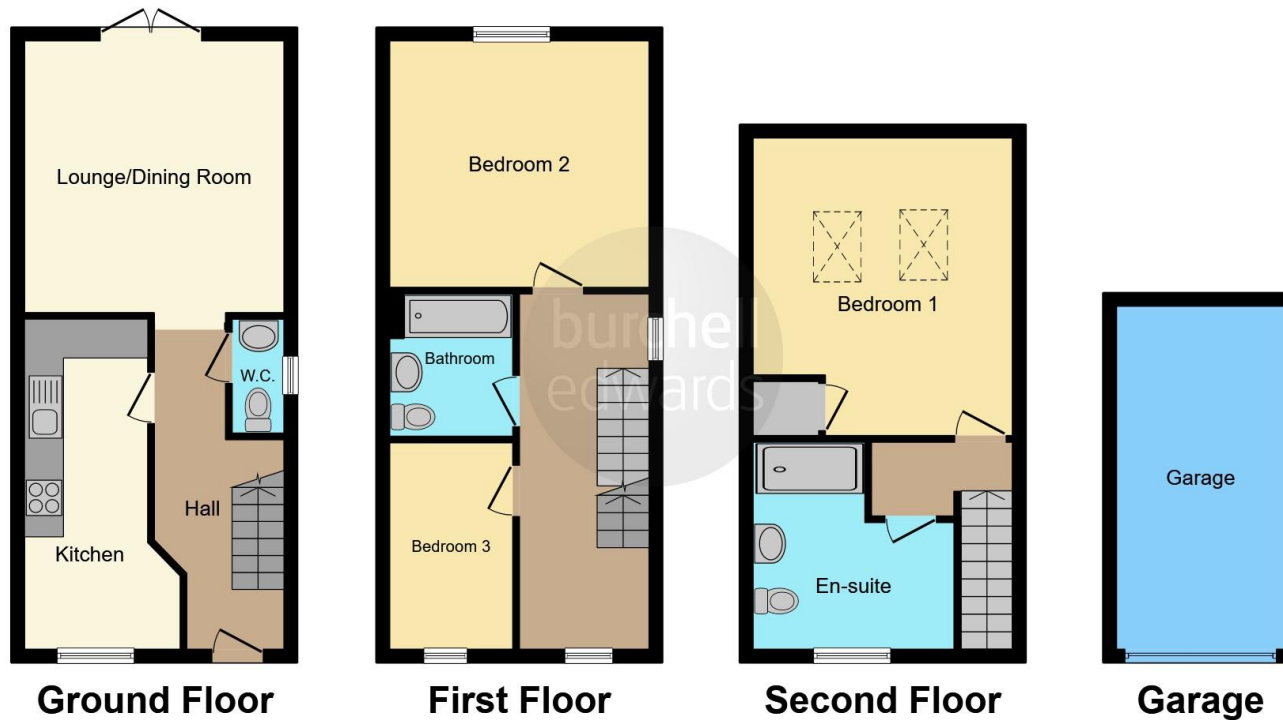
Garden

Patio area, lawn, gated side access 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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209581



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209581 - 0003