



Gilliver Close, Burton-On-Trent





Property Description

This modern two bedroom semi detached property is situated on a popular estate position in Burton Upon Trent and would be perfect for first time buyers. The accommodation is well presented throughout and comprises of lounge, kitchen diner and w/c on the ground floor along with two double bedrooms and the bathroom to the first floor. Outside to the front are the two allocated parking spaces while to the rear is a private enclosed landscaped garden with lawned and patio areas

W.C

Double glazed frosted window to front elevation, wash hand basin, W.C and central heating radiator.

Lounge

15' 1" x 8' 11" (4.60m x 2.72m)
Double glazed window to front elevation, carpeted, central heating radiator and door to kitchen.

Kitchen

12' 7" x 8' 1" (3.84m x 2.46m)
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over, incorporating a sink with drainer unit, integrated gas hob and electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer and central heating radiator.

Bedroom One

12' 8" x 8' 5" (3.86m x 2.57m)

Two double glazed windows to front elevation, carpeted and central heating radiator.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to rear elevation, carpeted and central heating radiator.

Bathroom

Double glazed frosted window to side elevation, white suite comprising of wash hand basin, low level W.C, bath with shower over and tiling to splash prone areas.

Front Garden

Two allocated parking spaces.

Rear Garden

Enclosed landscaped garden with patio and lawn areas.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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