



Sydney Street, Burton-On-Trent

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## Property Description

Burchell Edwards are delighted to bring to market this extensive 4-bedroom end-of-terrace period property, situated in Eton Park and just off from Derby Road, Burton-Upon-Trent.

The property is of a considerable size and is offered with no onward chain complications. In need of modernisation, it offers excellent development potential and scope to modernise into a spacious family home or as a considerable rental opportunity.

Entry via the front door leads into a separate entrance hallway, 2 reception rooms leading off and a 3rd being the dining room with cellar access, which leads through to the sizeable kitchen at the rear. This also leads out to the rear garden through a glass porch, on to the path of gated access down the side of the end-terrace. The rear is a spacious plot of considerable length, with outside W/C and pigeon loft/workshop available by separate negotiation.

The 1st floor accommodation consists of 4 double bedrooms, as well as a study/box room overlooking the front. The family bathroom is also located on the first floor, with walk-in electric shower cubicle. Early viewing advised.

Please note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Entrance Hallway

Central heating radiator and carpet.

## Front Room

14' 3" x 14' 1" ( 4.34m x 4.29m )

Double glazed bay window to front elevation, decorative gas fire place, carpet and central heating radiator.

## Lounge

12' 3" x 11' 11" ( 3.73m x 3.63m )

Double glazed window to rear elevation, carpet, central heating radiator and gas fireplace.

## Dining Room

10' 10" x 12' 4" ( 3.30m x 3.76m )

Double glazed window to side elevation, central heating radiator, gas fire place, carpet and cellar access.

## Kitchen

15' 5" x 12' ( 4.70m x 3.66m )

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, space and plumbing for washing machine, central heating radiator and tiled flooring.

## Rear Entrance Porch

Tiled flooring.

## Landing

Carpet and airing cupboard housing water tank.

## Bedroom One

11' 11" x 14' 3" ( 3.63m x 4.34m )

Double glazed window to front elevation, carpet and central heating radiator.

## Bedroom Two

11' 11" x 12' 3" ( 3.63m x 3.73m )

Double glazed window to rear elevation and carpet.

## Bedroom Three

12' 1" x 9' 3" ( 3.68m x 2.82m )

Double glazed windows to rear and side elevations, carpet and central heating radiator.

## Bedroom Four

10' 1" max x 9' max ( 3.07m max x 2.74m max )

Double glazed window to side elevation, carpet and central heating radiator.

## Study

7' 6" x 4' 4" ( 2.29m x 1.32m )

Double glazed window to front elevation and carpet.

## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, walk in electric shower cubicle, heated towel rail, central heating radiator and tiling to walls and floor.

## Rear Garden

Spacious rear plot with patio area, outside tap in outhouse, two storage sheds and fencing/brick wall to all boundaries.

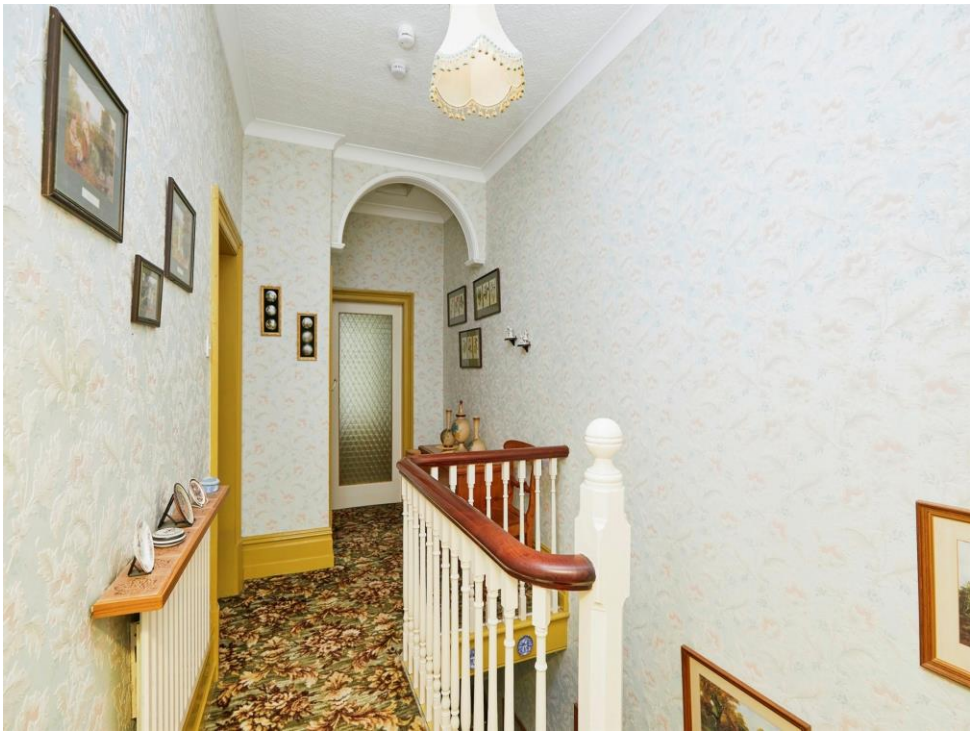
## Outside Toilet

5' 5" x 3' 11" ( 1.65m x 1.19m )

W,C, power, lighting and tiled flooring.















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](http://www.focalagent.com)

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Britannia House Station Street  
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EPC Rating: F

Tenure: Freehold

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