



Princess Street, Burton-On-Trent

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this 2-bedroom mid-terrace period home, arranged over 2 floors and within walking distance of Burton-Upon-Trent town centre.

The property offers on-street parking and access into the front door and to the enclosed rear garden via flying freehold alleyway. At the rear there is an outbuilding and small lawned area.

Entry into the property at the side leads into a vestibule which leads off either side to 2 large reception rooms, as well as to storage under the stairs. The kitchen is through to the rear extension of the property, offering a range of built-in storage units and access out to the rear.

To the 1st floor there are 2 double bedrooms both with built-in storage, as well as the family bathroom.

The property is currently tenanted but available with vacant possession from August 2024, with the potential to generate 6.5% annual rental yield. Viewing advised.

Entrance Hallway

Door to front elevation, storage under stairs and laminate flooring.

Lounge

11' 11" x 11' (3.63m x 3.35m)

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

Dining Room

11' 11" x 11' 3" (3.63m x 3.43m)

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

Kitchen

5' 10" x 8' 8" (1.78m x 2.64m)

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

Landing

Carpet, loft access, loft access and built in storage.

Bedroom One

10' 10" x 10' 11" (3.30m x 3.33m)

Double glazed window to front elevation, central heating radiator, laminate flooring and built in storage.

Bedroom Two

10' 2" x 11' 4" (3.10m x 3.45m)

Double glazed window to rear elevation, laminate flooring, central heating radiator and built in storage over stairs.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, shower over bath, central heating radiator, vinyl flooring, tiling to splash prone areas and wood panelling.

Rear Garden

Gated side access, laid to lawn, outside tap and two brick built outbuildings.









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

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/BUT208700



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: BUT208700 - 0002