



Rangemore Street, Burton-On-Trent





Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom traditional mid-terraced period home, situated within walking distance of Burton-Upon-Trent town centre.

Offered to the market with no onward chain complications, the property is a considerably sized and characterful family home, equally suitable for first time buyers and investors alike being ready to rent.

Approach from Rangemore Street and the property welcomes with a walled-off front garden and 27ft long double tandem garage with parking space in front. The front door leads into a large separate entrance hallway, opening into 26ft long lounge-diner. Access under the stairs leads down to a dry cellar measuring nearly 13ft sq.

To the rear of the property is a sizeable kitchen with ample storage units, leading out to the enclosed rear garden which is tiered and low-maintenance, with gated access out from the garage.

To the 1st floor there are 3 large double bedrooms and a sizeable family bathroom with dressing area. The bathroom has full 4-piece suite and combination boiler newly replaced in 2023. Finally, the open landing space offers access to the insulated loft. Viewing strongly advised.

Entrance Porch

Wooden door to front elevation and carpet.

Entrance Hallway

Central heating radiator and carpet.

Lounge/ Diner

26' 4" x 10' 5" (8.03m x 3.17m)

Double glazed bay window to front elevation, double glazed window to rear elevation and gas fire place.

Kitchen

15' 2" x 8' (4.62m x 2.44m)

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space and plumbing for washing machine, extractor, tiled flooring and tiling to splash prone areas.

Landing

Double glazed window to rear elevation, carpet and loft access.

Bedroom One

16' x 9' 9" (4.88m x 2.97m)

Two double glazed windows to rear elevation, carpet, central heating radiator and built in storage wardrobe.

Bedroom Two

12' 11" x 13' 8" (3.94m x 4.17m)

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

Bedroom Three

16' 3" max x 7' 11" (4.95m max x 2.41m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, corner bath, electric shower cubicle, vinyl flooring, full height tiling, central heating radiator, central heating boiler and built in storage.

Front Garden

Gravel area, gated access, off road parking for one vehicle, access to garage and wall to boundaries.

Rear Garden

Patio area, gated side access, gravel area, outside tap, fence and wall to boundaries.

Cellar

13' 3" x 12' 10" (4.04m x 3.91m)

Built in storage, lighting and consumer unit.

Garage

27' 1" x 8' (8.26m x 2.44m)

Double wooden doors, door to garden, power and lighting.









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: E

Tenure: Freehold

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