



Goodman Street  
Burton-On-Trent







### Property Description

This two bedroom traditional semi detached property is offered with no upward chain and situated within close proximity of Burton town. The accommodation comprises of lounge and kitchen diner on the ground floor along with two double bedrooms, the bathroom and w/c to the first floor. Outside to the front is a garden mainly laid to lawn and driveway providing off road parking, while to the rear is an enclosed garden mainly laid to lawn with a detached conservatory

### Lounge

13' 9" x 11' 7" into bay ( 4.19m x 3.53m into bay )  
Double glazed bay window to front elevation, carpet and gas fire and central heating radiator.

### Kitchen/ Diner

13' 9" x 12' 11" ( 4.19m x 3.94m )  
Double glazed patio doors to rear elevation, central heating radiator, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and cooker.

### Bedroom One

13' 9" x 12' 3" ( 4.19m x 3.73m )  
Double glazed bay window to front elevation, central heating radiator and carpet.

### Bedroom Two

9' x 8' 9" ( 2.74m x 2.67m )  
Double glazed window to rear elevation, central heating radiator and carpet.

### Bathroom

Double glazed frosted window to rear elevation, central heating radiator, W.C, wash hand basin, bath with electric shower over and tiling to splash prone areas.

### W.C

Double glazed frosted window to side elevation and W.C.

### Rear Garden

Patio area and laid to lawn.

### Conservatory

14' x 8' 2" ( 4.27m x 2.49m )  
A detached conservatory benefiting from power, lighting and tiled flooring.







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**EPC Rating: F**

**Tenure: Freehold**

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