



Frederick Street, Burton-On-Trent

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## Property Description

Burchell Edwards are delighted to bring to market this 3-bedroom mid-terrace period home, situated on a relaxed road in Stapenhill, Burton-Upon-Trent.

The area is walking distance to Stapenhill gardens and town centre shopping via St Peter's bridge, but also has a number of local amenities close by. Popular with commuters, a short drive connects to the A38 or M42.

Presented well for sale, entry via the front door bypasses a small front garden separating from the road. Leading into a charming front reception room, this is light and airy thanks to large bay window over front. Through to a dining room at the rear, this has storage under the stairs to the 1st floor and flows through to a kitchen and family bathroom at the extended far end of the property.

A side door in the kitchen leads out to an enclosed rear garden, with lawned and patio areas for outdoor entertaining.

To the 1st floor there are 2 double bedrooms and a further single, separated by a landing with loft access. Early viewing advised.

## Lounge

11' 10" x 12' 5" ( 3.61m x 3.78m )

Double glazed bay window to front elevation with blinds, door to front elevation, carpet, central heating radiator and boarded up fire place.

## Dining Room

12' 5" x 12' 5" ( 3.78m x 3.78m )

Double glazed window to rear elevation, storage under stairs, electric fire place, central heating radiator and carpet.

## Kitchen

12' 4" x 6' 10" ( 3.76m x 2.08m )

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



## Landing

Carpet.

## Bedroom One

11' 4" x 11' 10" ( 3.45m x 3.61m )

Double glazed window to front elevation, carpet, central heating radiator and two built in storage wardrobes.

## Bedroom Two

12' 5" x 9' 4" ( 3.78m x 2.84m )

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

## Bedroom Three

12' 5" x 6' 10" ( 3.78m x 2.08m )

Double glazed window to rear elevation with blinds, carpet, central heating radiator and central heating boiler.

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, mains shower over bath, full height tiling, tiled flooring, extractor and vertical central heating radiator.

## Front Garden

Gravel area with mature trees enclosed by fencing.

## Rear Garden

Block paved patio area, artificial lawn, brick built outbuilding, fencing and hedgerow to boundaries.









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: D

Tenure: Freehold

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