



Branston Road, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to bring to market this 2-bedroom traditional terrace, situated on much sought-after road in Burton-Upon-Trent.

Well-connected to the town centre and Stapenhill with the nearby St Peter's bridge, the area is popular with investors and landlords.

The ground floor consists of 2 well-finished reception rooms, with storage under the stairs between. Through to a recently refitted kitchen at the rear, this also offers access out to the rear garden where a 100ft+ rear plot offers potential to open up the space and create a natural garden.

The 1st floor accommodation consists of 2 double bedrooms, with the second at the rear side leading through to a modern family bathroom - complete with bath and walk-in shower. Early viewing is highly recommended.

Lounge

13' 11" x 11' 10" (4.24m x 3.61m)

Door to front elevation, laminate flooring, central heating radiator and boarded up fire place.

Dining Room

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to rear elevation with blinds, laminate flooring, central heating radiator and storage under stairs.

Kitchen

13' 4" x 5' 1" (4.06m x 1.55m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with quartz work surface over incorporating a sink with drainer unit, induction hob, oven, extractor, electric heater and spotlights.

Landing

Carpet and spotlights.

Bedroom One

11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed window to front elevation with blinds, loft access, laminate flooring and central heating radiator.

Bedroom Two

11' 2" x 11' 3" (3.40m x 3.43m)

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

Bathroom

Double glazed window to rear elevation, bath with shower over, double walk in shower cubicle with electric shower, W.C, wash hand basin, vertical central heating radiator, full height tiling, central heating boiler, spotlights, extractor and laminate flooring.

Front Garden

Bin storage area enclosed by brick wall.

Rear Garden

Patio area, two storage sheds, mature trees and fencing to all 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

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EPC Rating: D

Tenure: Freehold

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