



Upton Drive
Burton-On-Trent



Upton Drive Burton-On-Trent DE14 2FG

for sale offers over
£220,000



Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Mid-Terraced house. The property is situated on a lovely quiet road in the desirable Stretton area. The property greets you with side by side allocated off road parking spaces providing parking for multiple vehicles. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: an entrance hallway, a wonderful living room to the front of the property, a spacious kitchen and a downstairs W/C. On the first floor of the property you will find two double bedrooms as well as the family bathroom. On the top floor of the property is where you will find the spacious master bedroom which has its own en-suite. Outside to the rear is an enclosed garden which contains an artificial lawn area and a slabbed paving seating area. Viewing really is essential of this lovely, spacious property!

Entrance Hallway

Door to front elevation.

Guest W.C

W.C, wash hand basin, central heating radiator and vinyl flooring.

Lounge

14' 8" x 11' 10" (4.47m x 3.61m)

Window to front elevation, central heating radiator, carpet and integrated storage cupboard.

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)

Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, central heating radiator and tiled flooring.

First Floor Landing

Central heating radiator, carpet and integrated storage cupboard.

Bedroom Two

11' 9" x 10' 5" max (3.58m x 3.17m max)

Two windows to front elevation, central heating radiator and carpet.

Bedroom Three

8' 10" max x 6' 6" plus wardrobe (2.69m max x 1.98m plus wardrobe)

Window to rear elevation, central heating radiator, built in wardrobes and carpet.

Bathroom

W.C, wash hand basin, bath, central heating radiator and vinyl flooring.

Second Floor Landing

Bedroom One

16' 9" max x 8' 4" (5.11m max x 2.54m)

Window to front elevation, central heating radiator, carpet and loft access via hatch.

En-Suite

Skylight, W.C, wash hand basin, shower, central heating radiator and vinyl flooring.

Loft Space

Insulated.

Rear Garden

Patio area at rear, slabbed pathway, artificial lawn, and gated alley leading to frontage.

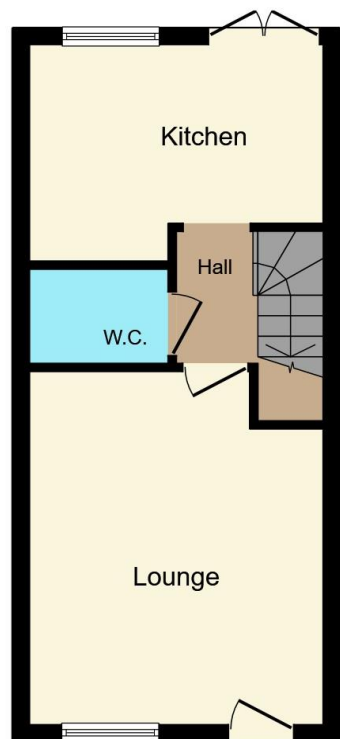
Parking

Two allocated spaces.

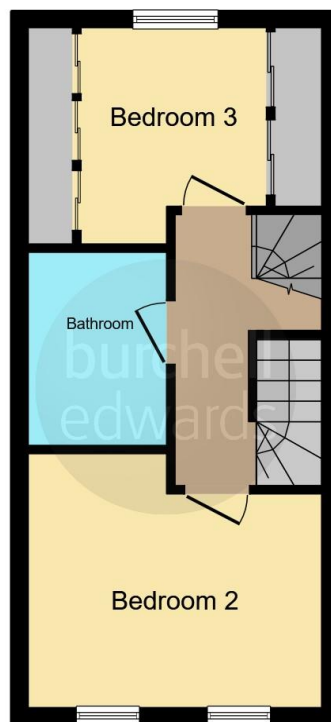




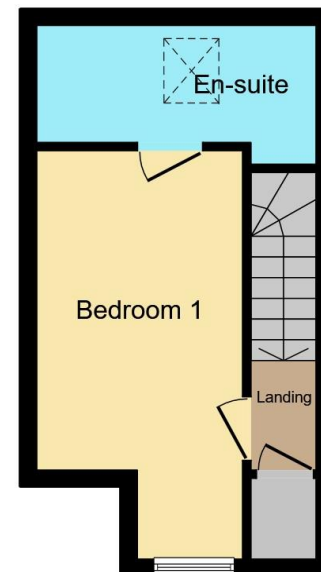




Ground Floor



First Floor



Second Floor

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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210293



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: BUT210293 - 0005