



Anglesey Road, BURTON-ON-TRENT

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## Property Description

Burchell Edwards are delighted to market this spacious 3 Bedroom Mid-Terraced family home. The property is situated on a lovely, popular road in central Burton near the town centre. The property itself is finished to a clean, tidy standard and boasts a spacious downstairs comprising of: a wonderful lounge to the front of the property, a spacious dining room, a functioning kitchen as well as the property's main shower room. On the first floor of the property you will find two good sized, double bedrooms as well as a single bedroom to finish. Outside to the rear is an enclosed garden which provides a lovely hosting area and a peaceful environment. The garden contains a spacious lawn area that runs a good length, a concrete side passage providing good storage space, a patio slabbed seating area as well as a bark area at the rear. Viewing really is essential of this lovely, spacious property!

## Living Room

13' 4" Max x 11' 8" ( 4.06m Max x 3.56m )  
Carpet, window to front elevation, pendant light, gas central heating radiator

## Dining Room

11' 10" Max x 11' 10" ( 3.61m Max x 3.61m )  
Carpet, window to rear elevation, pendant light, gas central heating radiator, under stair storage cupboard

## Kitchen

10' 3" x 6' 9" ( 3.12m x 2.06m )  
Tiled flooring, window to rear elevation, pendant light, cupboards over counters, stainless steel sink & drainer, boiler location,

## Shower Room

Tiled flooring, window to rear elevation, W/C, wash basin, walk in shower, gas central heating radiator, pendant light

## Landing

Carpet, pendant light

## Bedroom One

13' 2" x 11' 3" ( 4.01m x 3.43m )

Carpet, window to front elevation, gas central heating radiator, pendant light

## Bedroom Two

11' 11" x 10' 1" ( 3.63m x 3.07m )

Carpet, window to rear elevation, gas central heating radiator, pendant light

## Bedroom Three

10' 3" x 6' 11" ( 3.12m x 2.11m )

Carpet, window to rear elevation, gas central heating radiator, pendant light

## Rear Garden

Lawn area, concrete storage space, patio slabbed seating area













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)

To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: BUT210585 - 0002