



Edward Street, Burton-On-Trent

Edward Street, Burton-On-Trent, DE14 2LY

for sale offers over
£130,000



Property Description

Burchell Edwards are delighted to market this 2 Bedroom Terraced family home. The property is situated on a lovely road in the Horninglow area. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the front of the property, a spacious dining room as well as a recently renovated, modern kitchen located on the ground floor of the property. On the first floor you are greeted to a spacious landing that provides access to the loft as well as 2 good sized, double bedrooms, both of which are a great size and could be used as the master bedroom. To finish off the top floor of the property, you will also find the property's modern, family shower room. Outside to the rear is an enclosed garden which contains a lovely patio seating area which offers a peaceful outdoor setting as well as an extensive lawn area that runs a good length. Viewing of this wonderful property is a must!

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)
Window to front elevation, central heating radiator and carpet.

Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)
Doors to rear elevation, central heating radiator and wooden flooring.

Kitchen

14' 4" x 5' 11" max (4.37m x 1.80m max)
Window 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, wooden flooring, space for appliances, central heating boiler housed.



Landing

Central heating radiator, loft access and carpet.

Bedroom One

14' 8" max x 9' 10" (4.47m max x 3.00m)
Window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 1" x 8' 3" max (3.68m x 2.51m max)
Window to rear elevation, central heating radiator and carpet.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower, central heating radiator, tiling to walls.

Loft Space

Insulated, boarded and fully electric.

Rear Garden

Courtyard area, outdoor tap, access to frontage, separate garden with lawn, patio and bark areas.









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

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210846



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.

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Property Ref: BUT210846 - 0003