



Waterloo Street, Burton-On-Trent



Property Description

A great value property located in a popular residential area in Burton on Trent that is offered for sale with no upward chain and would be a perfect first home or investment buy to let! Accommodation comprises lounge, dining room, kitchen, two double bedrooms and family bathroom. Property further benefits from double glazing and rear garden. Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed door to front elevation.

Lounge

12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to front elevation, laminate flooring and central heating radiator.

Dining Room

11' 9" x 12' 5" (3.58m x 3.78m)

Double glazed window to rear elevation, laminate flooring and central heating radiator.

Kitchen

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood, space and connections for a washing machine, tiled to splash prone areas and central heating radiator.

Guest W.C

Wash hand basin and WC.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to front elevation, laminate flooring and central heating radiator.

Bedroom Two

8' 10" x 12' 11" (2.69m x 3.94m)

Double glazed window to rear elevation, storage, laminate flooring and central heating radiator.

Bathroom

Low level flush WC, bath with electric shower over, wash hand basin, lino flooring and central heating radiator.

Garden

Patio area, lawn and fence 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

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

view this property online burchelledwards.co.uk/Property/BUT210864



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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