



Calais Road, Burton-On-Trent

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.co.uk



- POPULAR LOCATION
- TWO RECEPTION ROOMS
- FAMILY SHOWER ROOM
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- 122 SQUARE METRES
- EPC RATING D

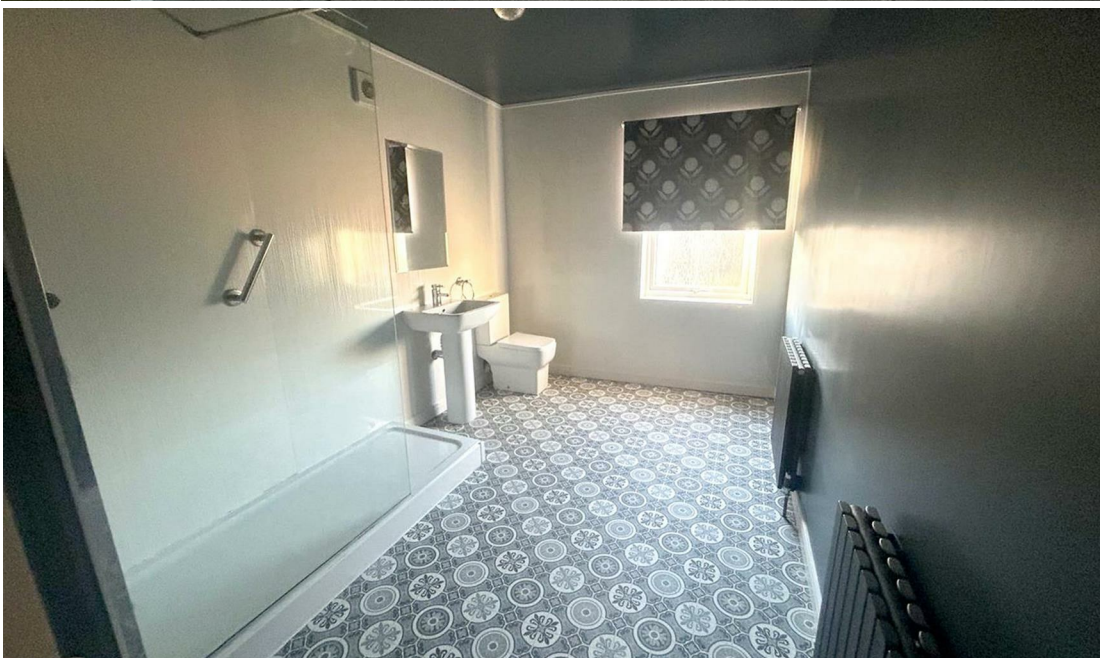
#### NO UPWARD CHAIN

We are delighted to offer this well presented two bedroom property for sale, providing good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, lounge, dining room, kitchen, downstairs WC/cloaks, two double bedrooms and a family shower room. Externally the the property comprises of rear enclosed garden. An internal inspection is highly recommended to appreciate the quality of accommodation on offer



Price: £180,000





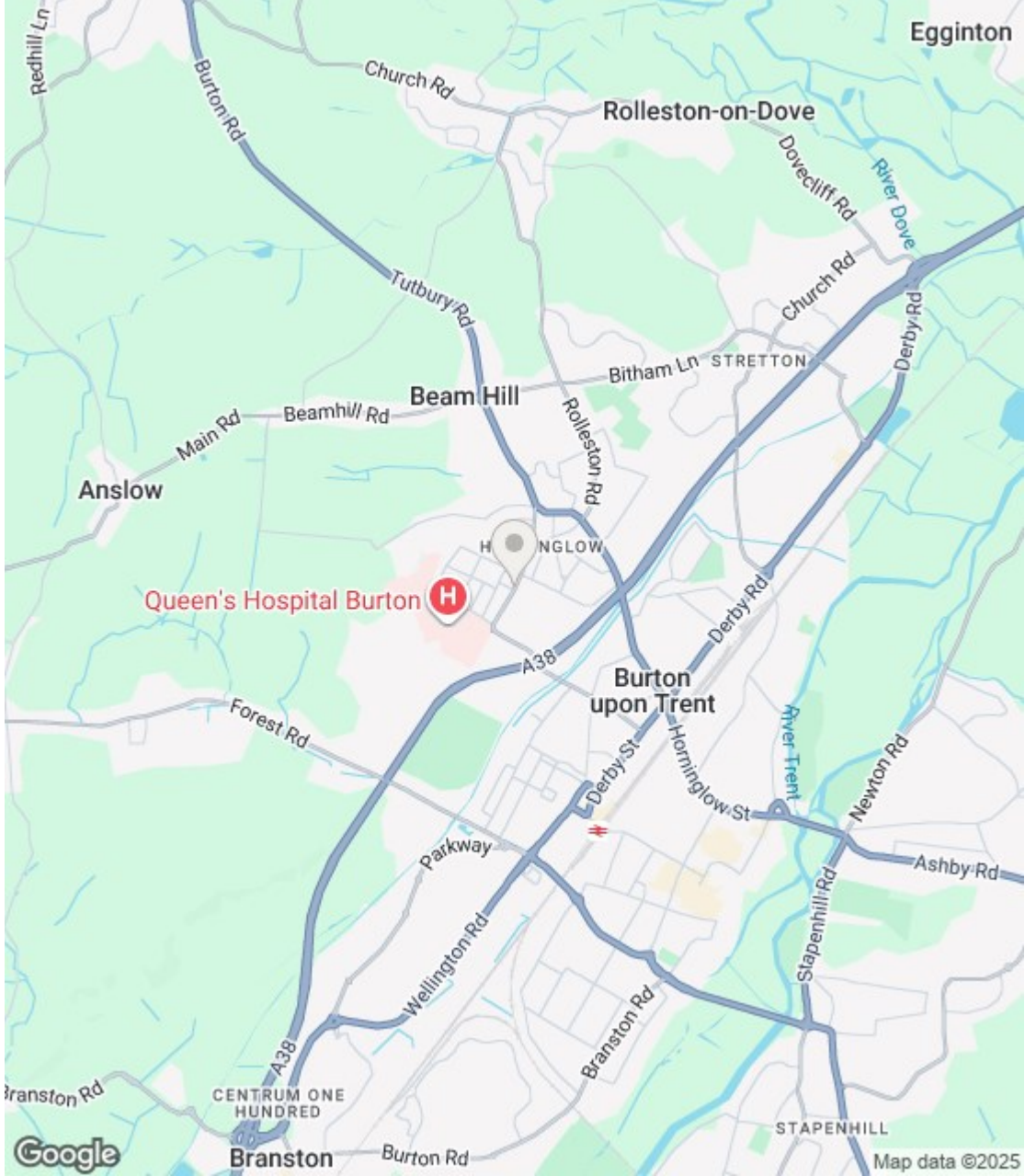


Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 64                      | 82        |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



## Calais Road DE13 0UL

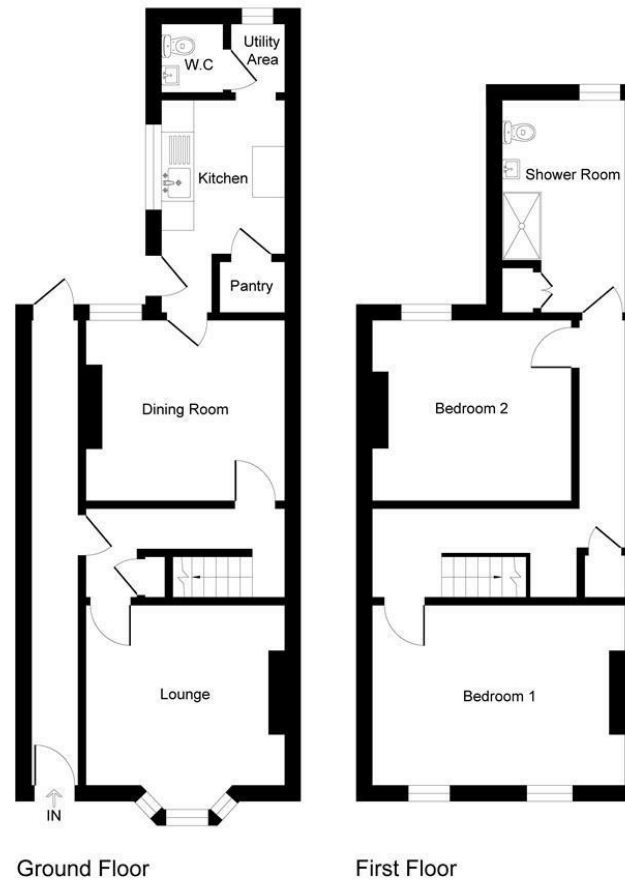


Illustration for identification purposes only, measurements are approximate, not to scale.

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