

Shobnall Street
Burton-On-Trent

burchell edwards

Shobnall Street
Burton-On-Trent DE14 2HN

for sale
£140,000







Property Description

Situated in a popular and convenient location close to Burton town centre, this traditional two-bedroom terraced home offers well-proportioned accommodation ideal for first-time buyers and investors alike. The property comprises a welcoming lounge, separate dining room, fitted kitchen and a ground floor bathroom. To the first floor are two generous double bedrooms, with an additional versatile room accessed via one of the bedrooms, perfect for use as a nursery, dressing room, home office or occasional third bedroom.

Externally, the property benefits from a low-maintenance, slabbed rear garden providing an ideal space for outdoor seating and entertaining.

Viewing is highly recommended to appreciate the accommodation on offer.

Lounge

Carpet flooring, window to front elevation, central heating radiator, pendant light.

Dining Room

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

Kitchen

Wooden flooring, pendant light, window to rear elevation, cupboards over counters, stainless steel sink & drainer, integrated oven & hobs,

Family Bathroom

Wooden flooring, window to rear elevation, low level flush W/C, hand wash basin, shower over bath.

Main Bedroom

Carpet flooring, window to front elevation, pendant light, central heating radiator.

Bedroom Two

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Nursery/Bedroom Three

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Rear Garden

Enclosed rear garden, good level of privacy, patio slabbed area.







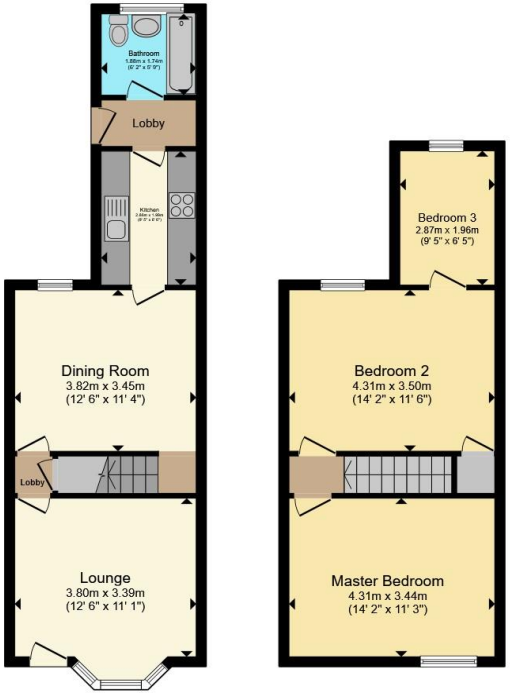












Ground Floor **First Floor**

Total floor area 81.9 m² (882 sq.ft.) approx

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.propertybox.io

burchell edwards

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: D

Council Tax Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk

The Property Ombudsman

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.