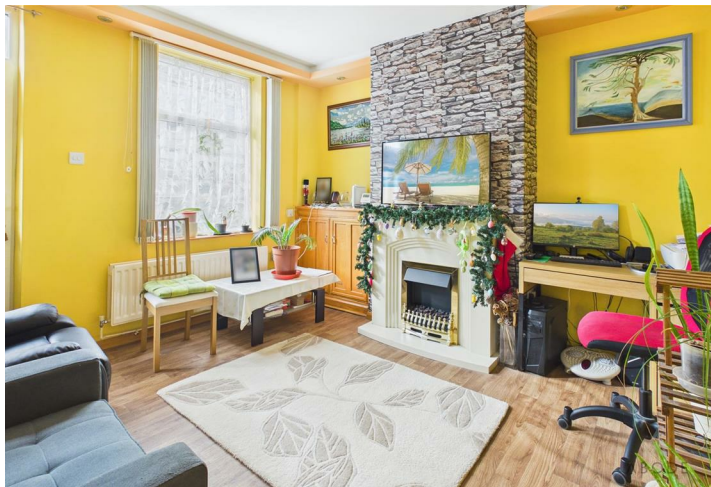






\*\*\*\* IMPRESSIVE TWO  
BEDROOM PROPERTY  
PERFECT FOR A FIRST TIME  
BUYER \*\*\*\* Benefitting from  
upvc double glazed windows  
and a gas heating system  
the property in brief offers a  
lounge with feature  
fireplace, fitted dining  
kitchen and a bathroom,  
plus two double bedrooms.  
Useful covered outdoor  
seating area and a garden.  
Richmond Street is  
conveniently located on the  
edge of Burton town centre  
and with-in walking distance  
of the local amenities.



## LOUNGE

Upvc entrance door into the lounge with a upvc double glazed window to the front elevation, radiator and a feature fireplace housing an electric fire.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, radiator and under stairs storage cupboard.

## BATHROOM

Panel enclosed bath with both an electric shower and mains shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## LEAN TO

Useful area off the kitchen offered a covered area perfect for entertaining and with plumbing for the washing machine

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows and a radiator.

## BEDROOM 2

Two upvc double glazed windows and a radiator.

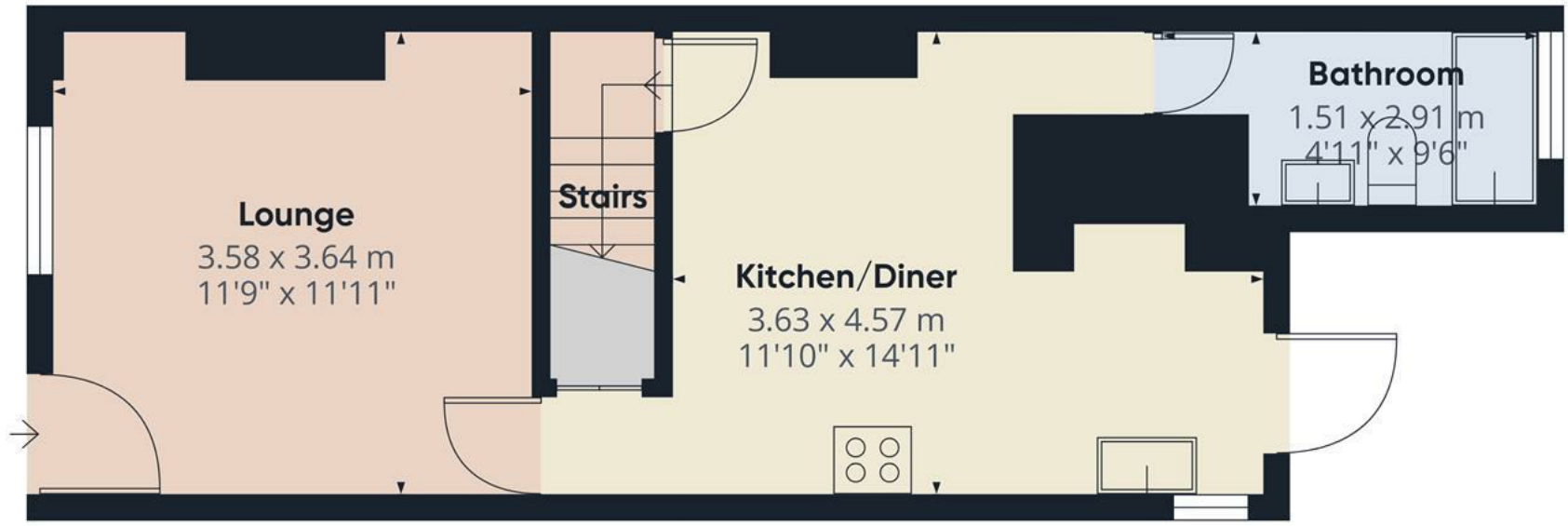
## OUTSIDE

Paved seating area and a greenhouse.









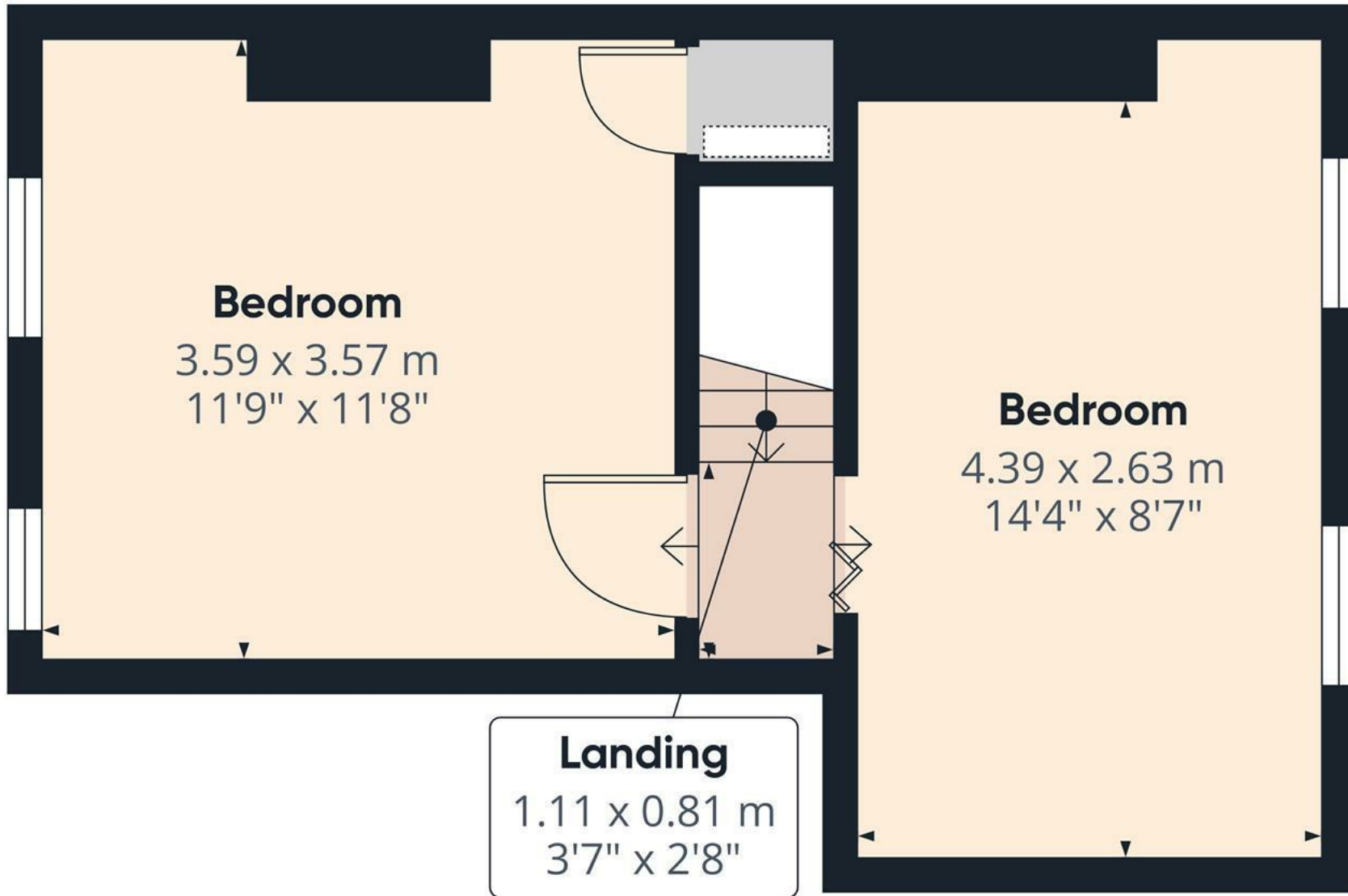
Approximate total area<sup>(1)</sup>  
33.5 m<sup>2</sup>  
361 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**Bedroom**  
3.59 x 3.57 m  
11'9" x 11'8"

**Bedroom**  
4.39 x 2.63 m  
14'4" x 8'7"

**Landing**  
1.11 x 0.81 m  
3'7" x 2'8"



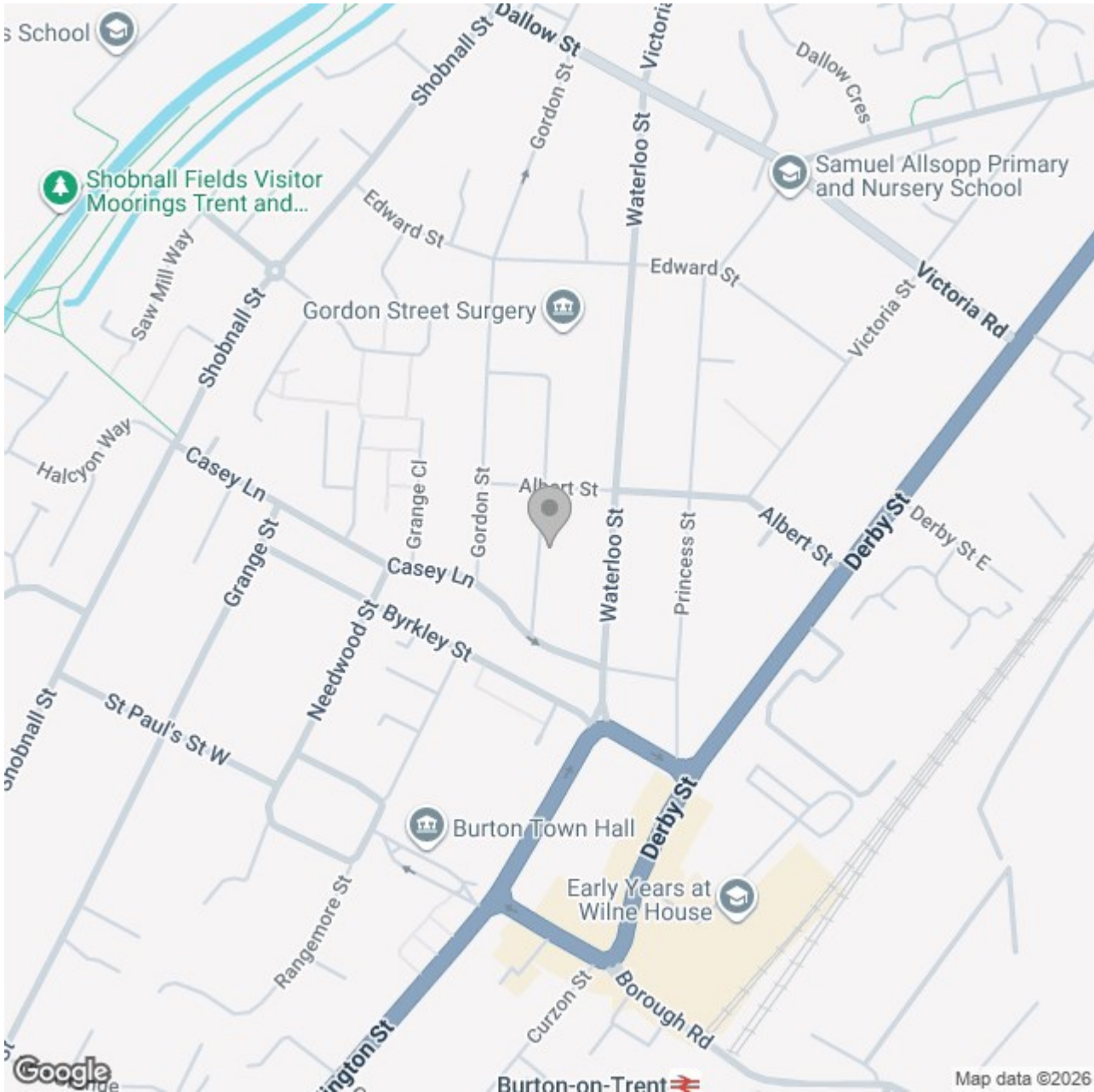
Floor 1

**Approximate total area<sup>(1)</sup>**  
25.9 m<sup>2</sup>  
279 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |