



Grants Yard  
BURTON-ON-TRENT





# Grants Yard BURTON-ON-TRENT DE14 1BW

for sale offers over  
**£180,000**



## Property Description

A spacious three bedroom town house located in the heart of Burton on Trent that offers accommodation over three floors and would be a perfect property for a young family starting out! Being only a short walk from Burton train station and therefore great for commuters, with off road parking for two cars, two reception rooms and much more, this fantastic property could be perfect for you! Book your viewing with Burchell Edwards today!

## Entrance Hallway

Composite door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

## Guest W.C

W.C, wash hand basin, central heating radiator, extractor and laminate flooring.

## Study

8' 1" x 9' 10" ( 2.46m x 3.00m )  
Double glazed window to front elevation, central heating radiator and laminate flooring.

## Lounge

12' 1" x 11' 1" ( 3.68m x 3.38m )  
Double glazed window to rear elevation and central heating radiator.

## Kitchen

12' 1" x 11' ( 3.68m x 3.35m )  
Double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor hood, space for fridge, space and plumbing for dishwasher.

## First Floor Landing

Central heating radiator.

## Second Floor Landing

Loft access via hatch and double storage cupboard.

## Bedroom One

9' 9" x 12' 2" ( 2.97m x 3.71m )  
Double glazed window to front elevation and central heating radiator.

## En-Suite

Shower cubicle, W.C, wash hand basin and extractor.

## Bedroom Two

9' 10" x 12' 2" ( 3.00m x 3.71m )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Three

6' 2" x 6' 3" max ( 1.88m x 1.91m max )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath and shower cubicle.

## Front Garden

Small frontage with parking for two vehicles.

## Rear Garden

Laid to lawn and fencing to all boundaries.

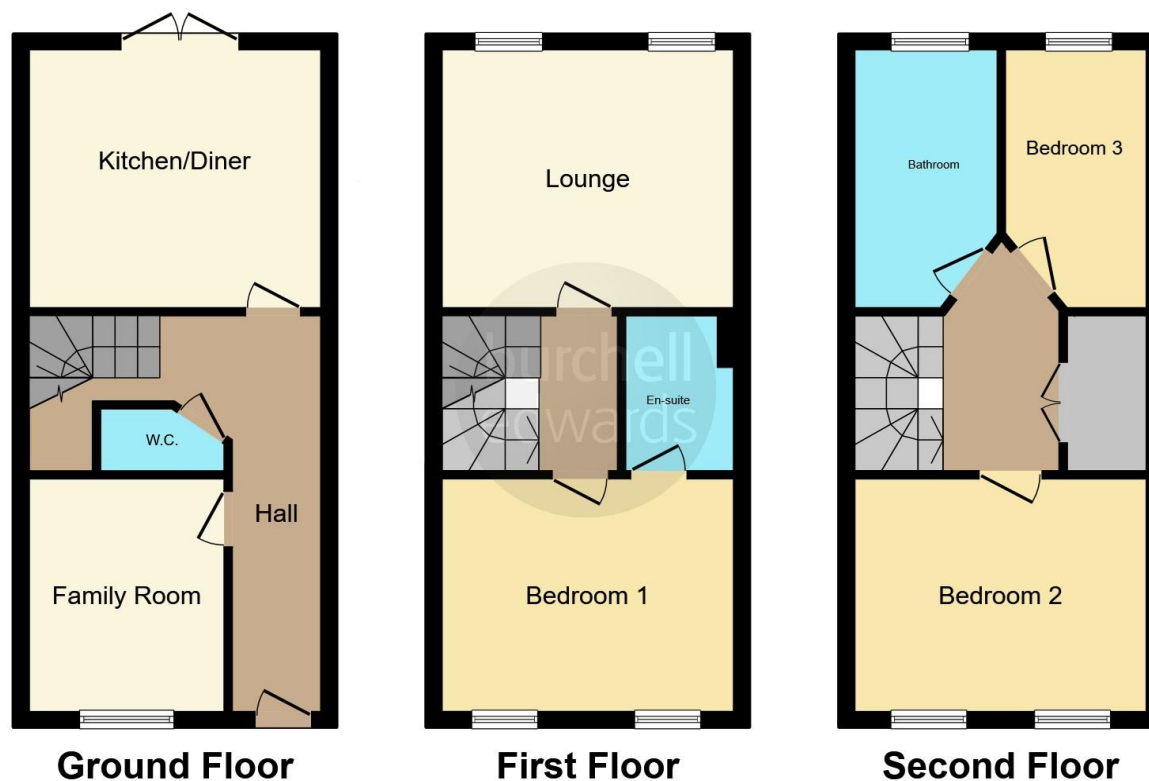












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://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: C    Council Tax  
 Band: C

Tenure: Freehold

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