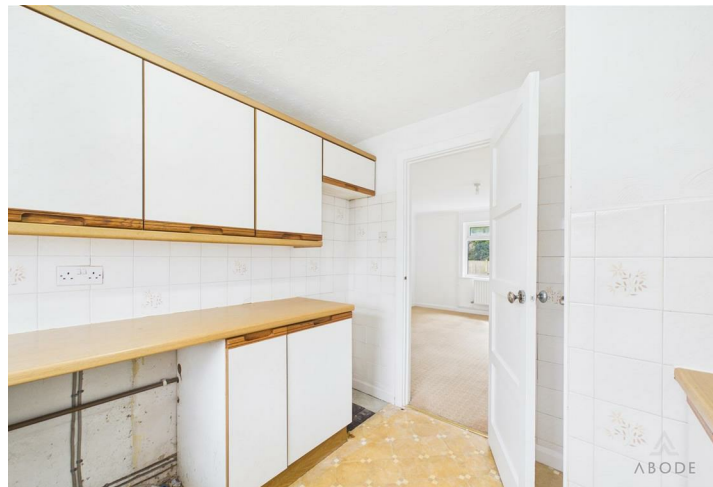
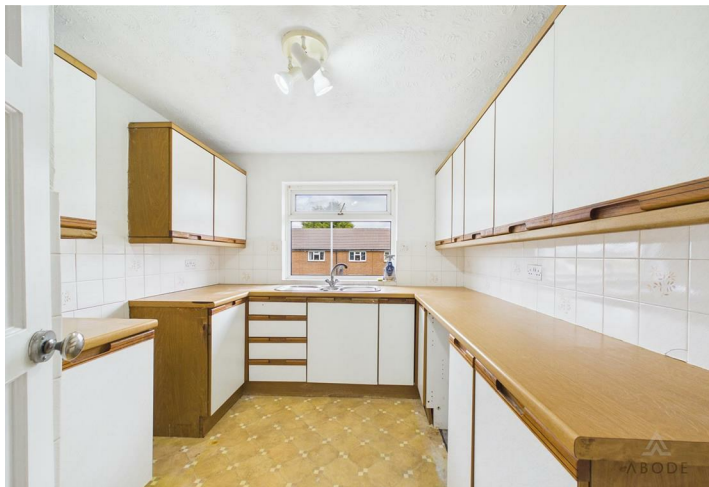






A well-presented two-bedroom first floor maisonette, benefitting from its own private entrance and a generous rear garden. Having been freshly decorated with some areas updated, the property offers spacious accommodation throughout and presents an excellent opportunity for first-time buyers or investors.



Accommodation

Accommodation

The property is accessed via its own private entrance, leading into a ground floor hallway with stairs rising to the first floor.

To the first floor, a central landing provides access to all rooms. The main living room is a generous space with a large window allowing for plenty of natural light, creating a bright and comfortable living area.

The kitchen is fitted with a range of wall and base units, offering good storage and worktop space, with scope for further improvement if desired.

There are two well-proportioned double bedrooms, both offering good space for bedroom furniture, making the layout practical for a range of buyers.

The bathroom is fitted with a bath with shower over, wash hand basin and WC, with natural light from the window.

Outside

Externally, the property benefits from its own private rear garden, mainly laid to lawn with a pathway running through, offering a good amount of outdoor space and potential to landscape further. There is also access to a useful brick-built storage area.

Location

Situated in Stapenhill, the property is well placed for access to local shops, schools and everyday

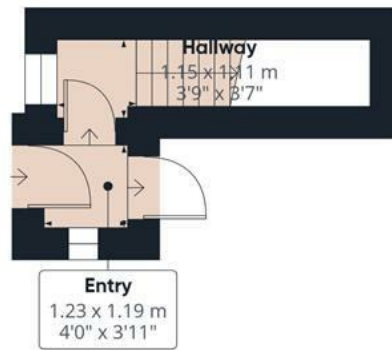


amenities, with Burton upon Trent town centre a short distance away. There are also good transport links nearby, making it convenient for commuting.

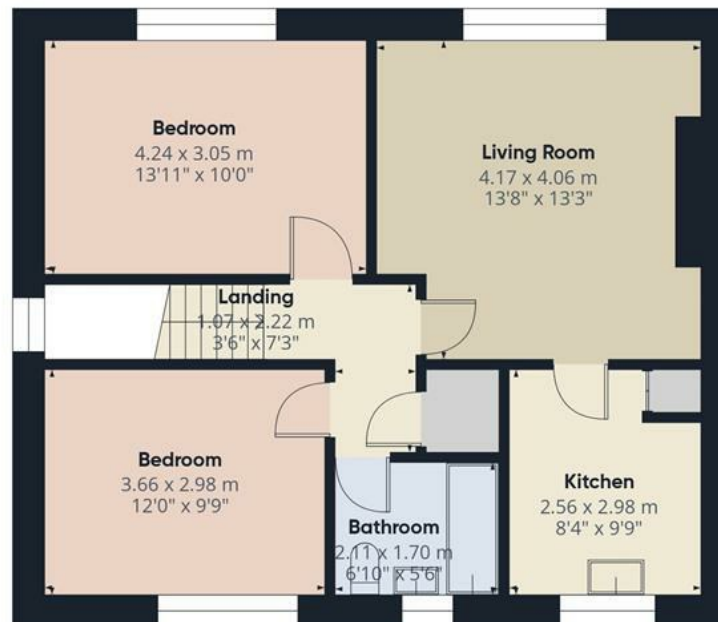








Floor 0



Floor 1

Approximate total area⁽¹⁾

61.3 m²

659 ft²

(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.

GIRAFFE 360





Approximate total area⁽¹⁾

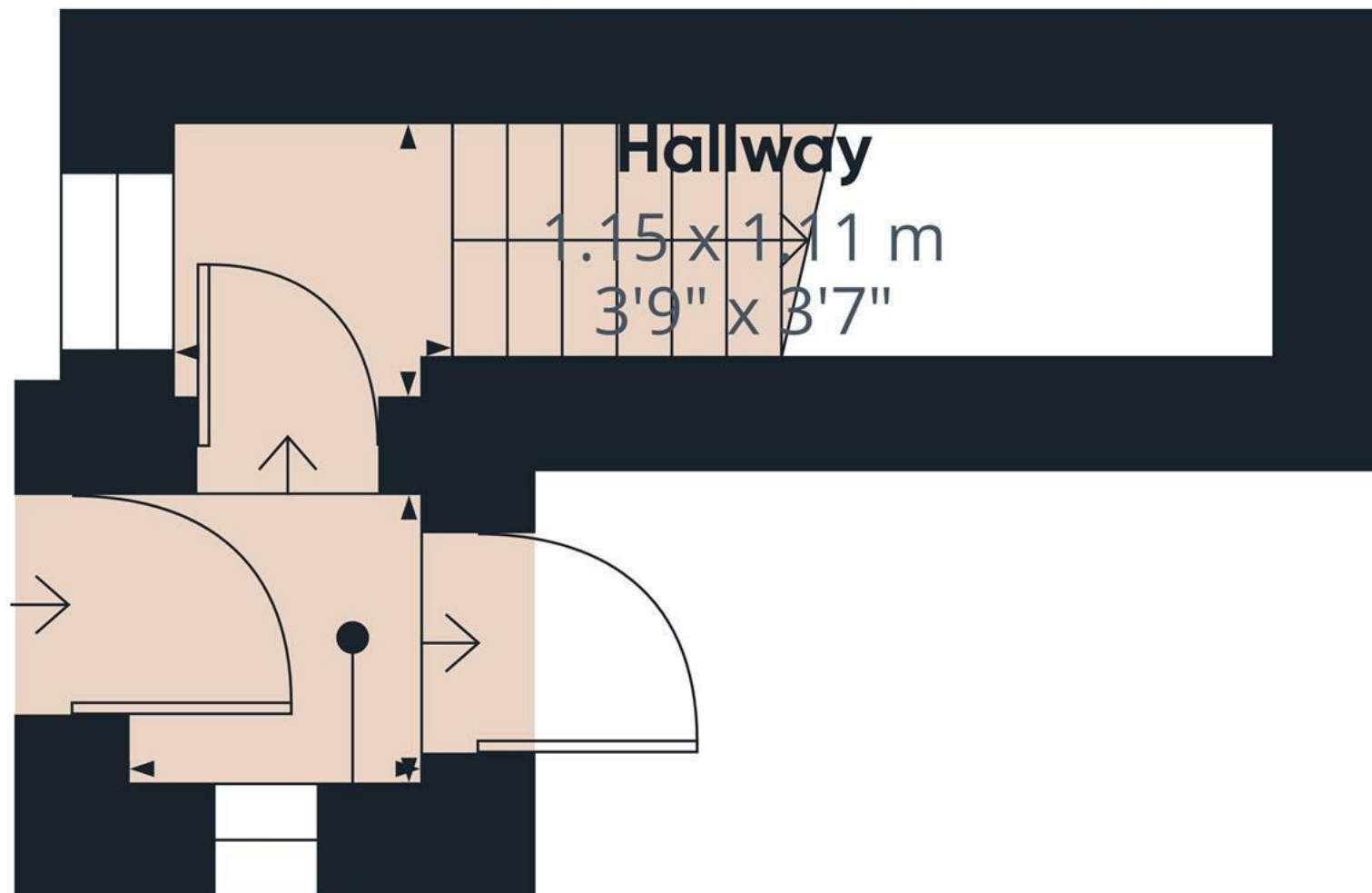
5.8 m²

62 ft²

(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.

GIRAFFE360



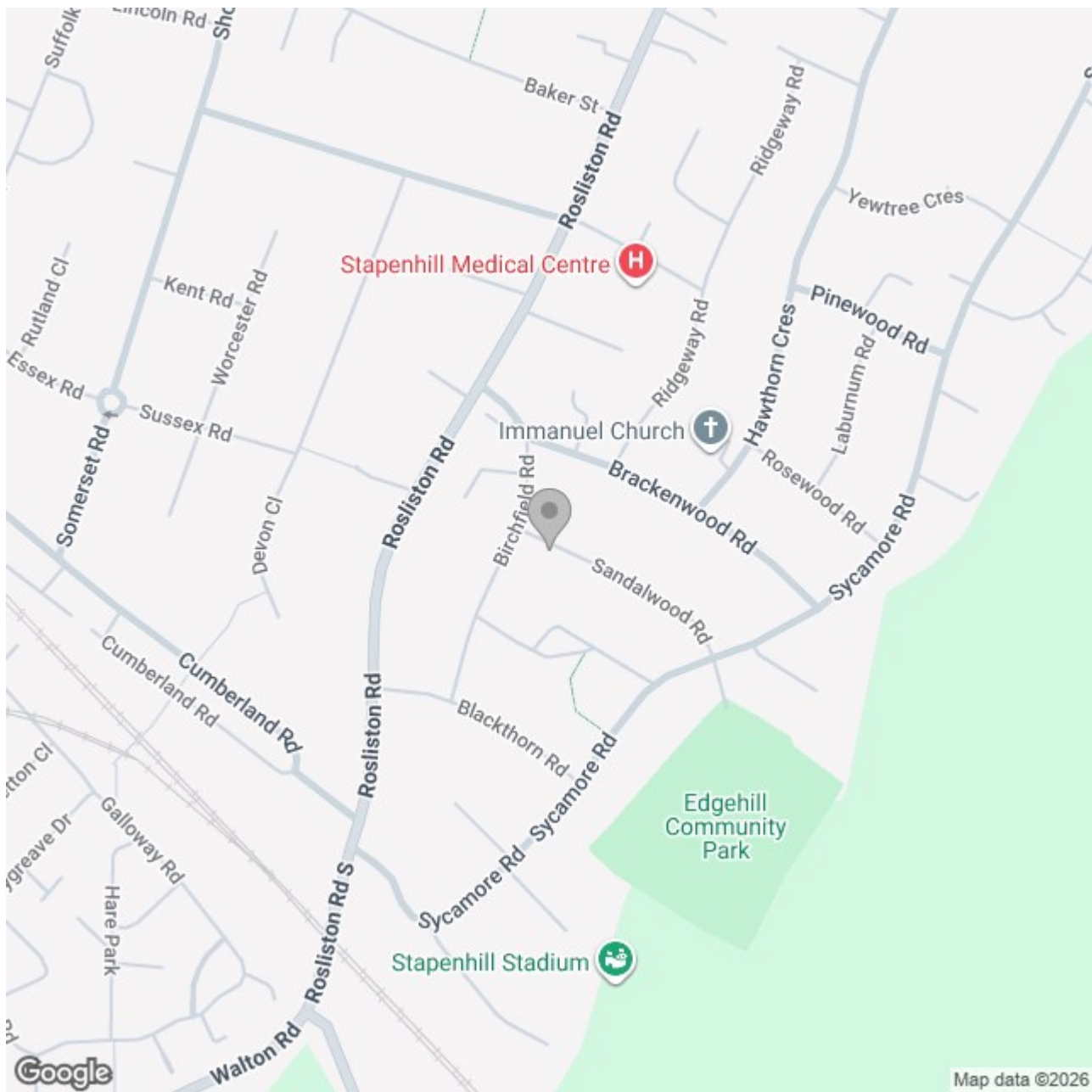
Entry
1.23 x 1.19 m
4'0" x 3'11"

Hallway

1.15 x 1.11 m
3'9" x 3'7"



Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	