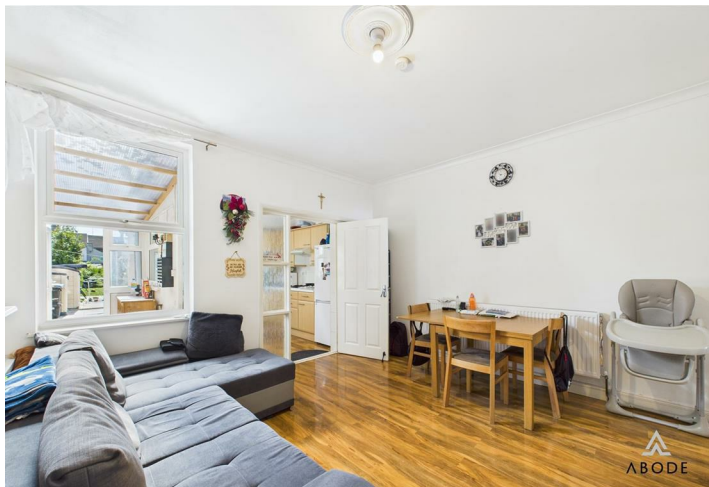






This deceptively spacious three-bedroom mid-terraced home is situated in the heart of Burton-on-Trent, offering well-proportioned accommodation ideal for families or first-time buyers. The property features two reception rooms, a well-appointed kitchen, a bright conservatory, a ground-floor bathroom, and three generously sized bedrooms upstairs. Outside, there is a long rear garden providing ample outdoor space. The home benefits from gas central heating and double glazing throughout.



Accommodation

Ground Floor

The property is entered via a front door into a hallway with doors leading off to the main reception rooms. At the front of the home is the sitting room, featuring a large bay window that allows plenty of natural light to flow in. Adjacent to this is a second reception room currently arranged as a family lounge and dining space, with an under-stairs storage area and access through to the kitchen. The galley-style kitchen is fitted with a range of matching base and wall units, work surfaces, integrated oven and gas hob, stainless steel sink and drainer, and space and plumbing for appliances. At the rear, a conservatory provides useful additional living space and access to the garden. Completing the ground floor is the family bathroom, which includes a panelled bath with shower over, wash hand basin with vanity storage, and low-level WC.

First Floor

The landing provides access to three bedrooms. The master bedroom is a particularly spacious double room with ample space for wardrobes and bedroom furniture. The second bedroom is also a well-sized double with built-in overhead storage and wardrobe space. The third bedroom, located at the rear, is a generous single currently used as a home office and storage area, with a window overlooking the garden.

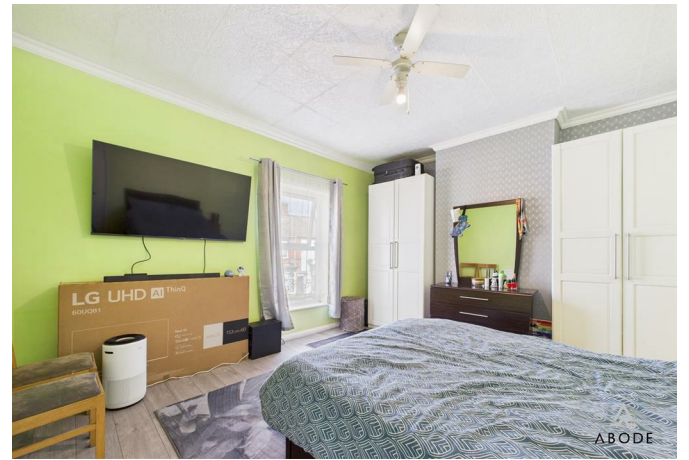
Outside

To the rear of the property is a large, enclosed garden with a paved patio area leading to a good-sized lawn, offering potential for further landscaping or outdoor entertaining. To the front, the property has a low walled frontage and is positioned along a residential street.

Location

The property is conveniently positioned in central Burton-on-Trent, within easy walking distance of local amenities, schools, parks, and excellent transport links, including the railway station and major road networks such as the A38 and A511. This location offers practical living in a vibrant and well-connected area.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor 0

Approximate total area⁽¹⁾

107.6 m²

1158 ft²



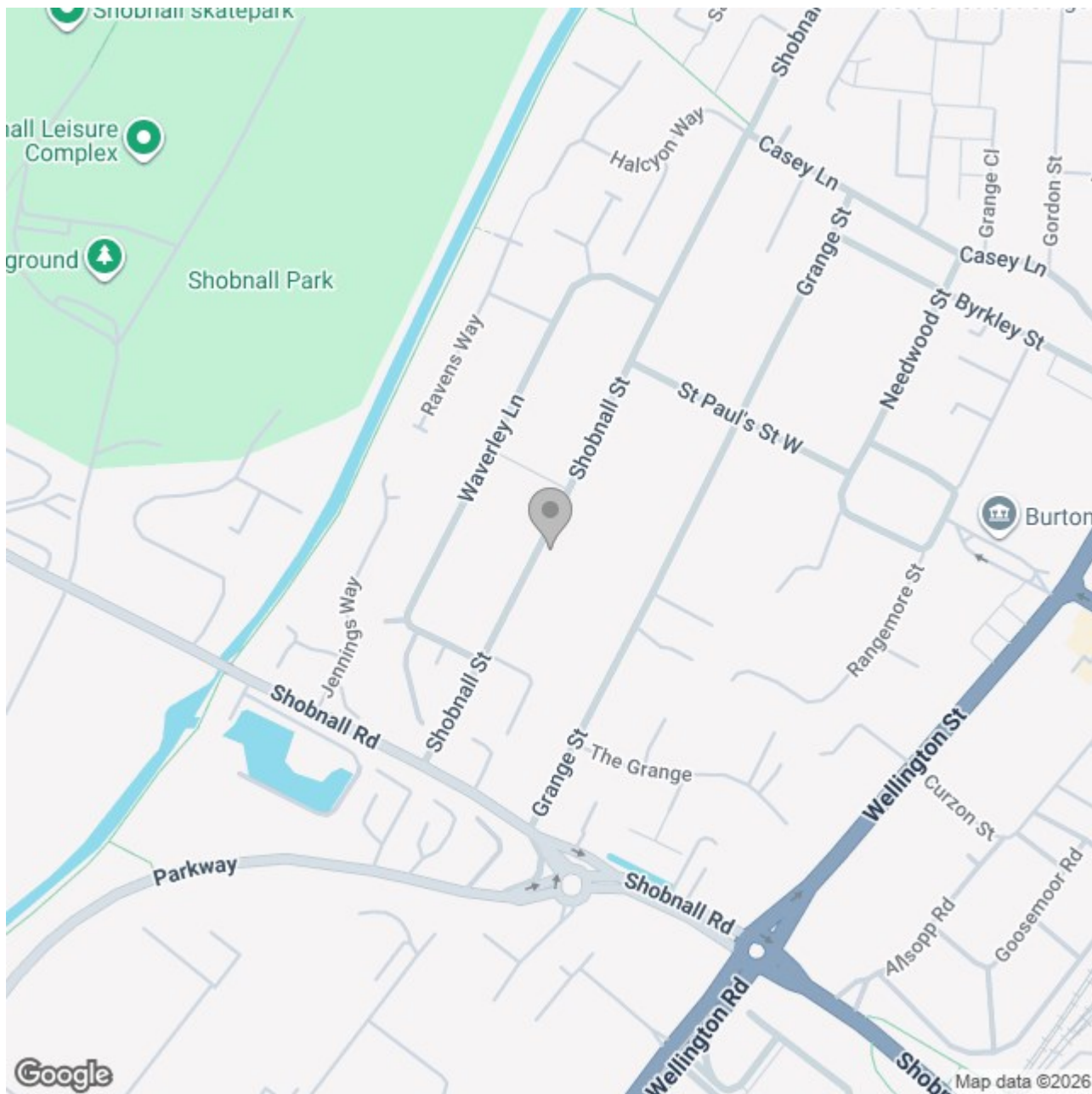
Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	