



Guild Terrace
BURTON-ON-TRENT

burchell
edwards

Guild Terrace BURTON-ON-TRENT DE14 1ES

for sale offers in excess of
£163,000



Property Description

A genuinely stunning two bedroom terraced home located right in the heart of Burton town centre that is a very short walk from Burton train station and all of the town centre amenities close by. Tucked away in a private court yard style development, this beautiful home has a level of privacy one would not expect from the postcode. From the very first step over the threshold, the attention to detail in the presentation of the property will blow you away! Offering a modern kitchen and bathroom, downstairs toilet, spacious lounge, two double bedrooms and off road parking! Book your viewing with Burchell Edwards estate agents today!

central heating radiator, carpet and built in wardrobes.

Bedroom Two

Double glazed window to front elevation, central heating radiator and carpet.

Shower Room

Shower cubicle, W.C, wash hand basin, heated towel rail, extractor and half tiled walls.

Entrance Hallway

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

Guest W.C

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

Lounge

Double glazed window to front elevation, central heating radiator and carpet.

Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, extractor hood, space for fridge, central heating radiator, laminate flooring, space and plumbing for washing machine.

Landing

Double glazed window to front elevation.

Bedroom One

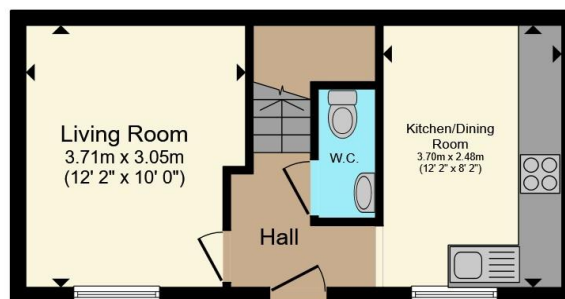
Double glazed window to front elevation,



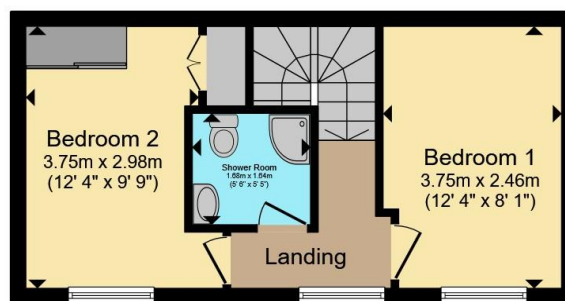








Ground Floor



First Floor

Total floor area 55.0 m² (592 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



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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211239



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.

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