

Napier Street
Burton-On-Trent

burchell edwards

Napier Street
Burton-On-Trent DE14 3LL

for sale
£125,000







Property Description

Ideal for first-time buyers or investors, this well-presented two-bedroom terraced home offers spacious and versatile accommodation throughout. The property comprises a welcoming living room, a generous kitchen/diner, and a ground floor bathroom. To the first floor are two double bedrooms, with a further loft room providing useful additional space and currently utilised as a third bedroom, although buyers should note this room may not comply with current building regulations to be formally classed as a bedroom.

Externally, the property benefits from an enclosed rear garden featuring low-maintenance artificial turf, creating an ideal space for relaxing or entertaining.

Early viewing is highly recommended to appreciate the accommodation on offer.

Living Room

Carpet flooring, window to front elevation, pendant light, central heating radiator, gas fire.

Kitchen/Dining Room

Wooden flooring, window to rear elevation, pendant light, central heating radiator x2, cupboards over counters, stainless steel sink & drainer, plumbing for washer.

Family Bathroom

Tiled flooring, floor to ceiling wall tiles, pendant light, window to rear elevation, central heating radiator, low level flush W/C, hand wash basin, shower over bath.

Bedroom One/Loft Room

Carpet flooring, pendant light, window to front elevation.

Bedroom Two

Carpet flooring, pendant light, central heating radiator, window to rear elevation.

Bedroom Three

Carpet flooring, pendant light, central heating radiator, window to front elevation, storage cupboard x2.

Rear Garden

Enclosed rear garden, shared access for neighbours to get to alleyway, good level of privacy, artificial turf area, patio slabbed area.







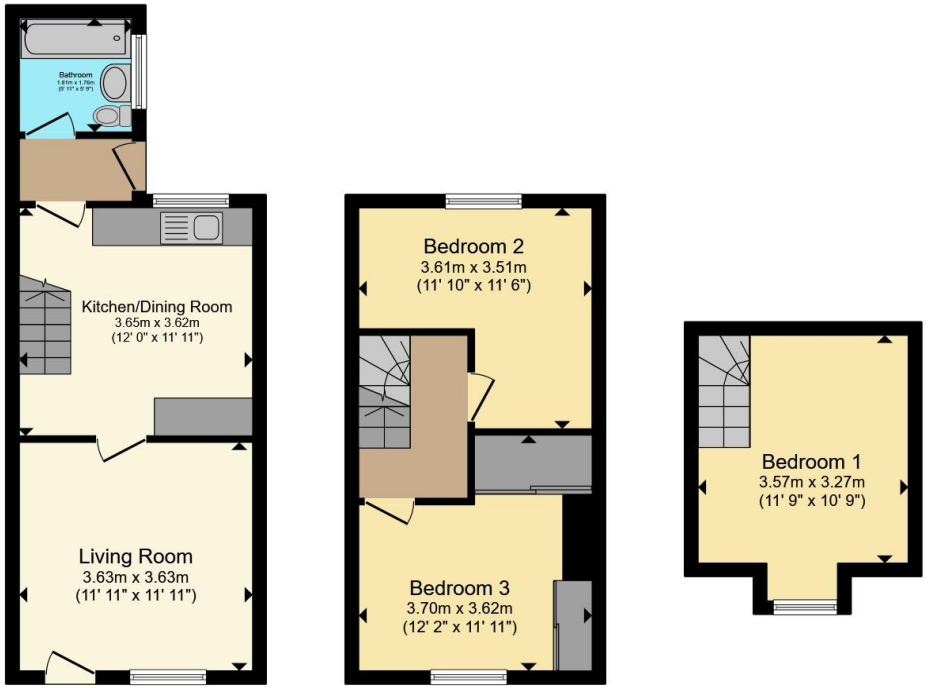












Total floor area 71.2 m² (766 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: E

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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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