





BEST OFFERS DUE IN MONDAY 12th
OCTOBER 12noon

Occupying a generous plot on the popular Norfolk Road, this three-bedroom semi-detached home offers spacious accommodation throughout and presents an excellent opportunity for buyers looking to modernise and make a property their own. With ample off-road parking and a sizeable rear garden, it provides plenty of potential both inside and out.



Accommodation

Ground Floor

The property is entered via a welcoming hallway with useful under-stairs storage and stairs rising to the first floor. To the rear is a lounge with a bay window and feature fireplace, while a separate dining room enjoys French doors opening into the garden. The fitted kitchen offers a range of wall and base units with integrated double oven and gas hob. A further reception room is located off the kitchen and there is also a convenient ground floor WC.

First Floor

The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in storage. Completing the accommodation is a shower room fitted with a walk-in shower, wash hand basin and WC.

Outside

To the front, the property enjoys a generous driveway providing ample off-road parking, alongside a lawned garden. The rear garden is of a good size with paved seating areas, mature shrubs and planting, offering excellent potential for landscaping to suit a new owner's taste.

Location

Norfolk Road is conveniently positioned for a range of local amenities, schools and everyday shopping facilities, while Burton upon Trent town centre is within easy reach. The property also benefits from good transport links to the A38 and surrounding road network, making it well placed for commuters.

Purchaser Information

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In line with current regulations, the successful purchaser will be required to complete identity, anti-money laundering (AML) and source of funds checks through Move with Us. A charge of £49 + VAT is payable by the purchaser to cover the cost of these checks.







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

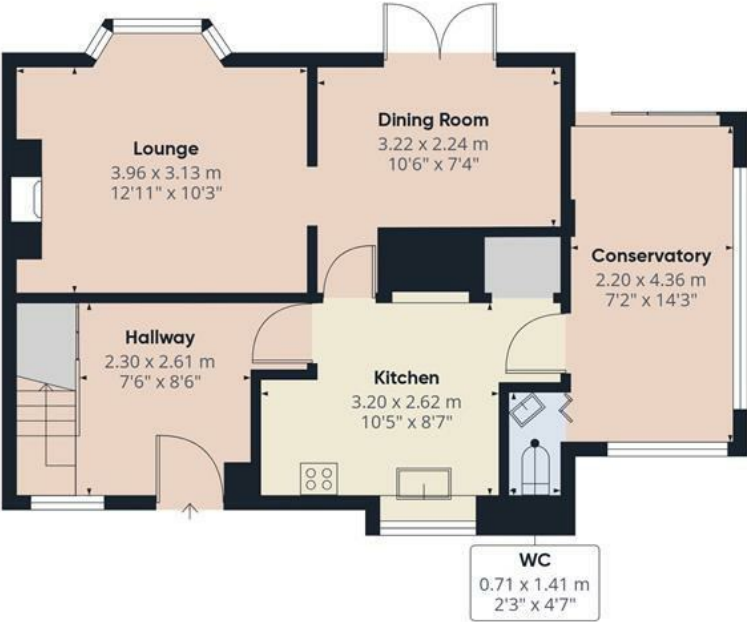
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.











Floor 0



Floor 1

Approximate total area⁽¹⁾

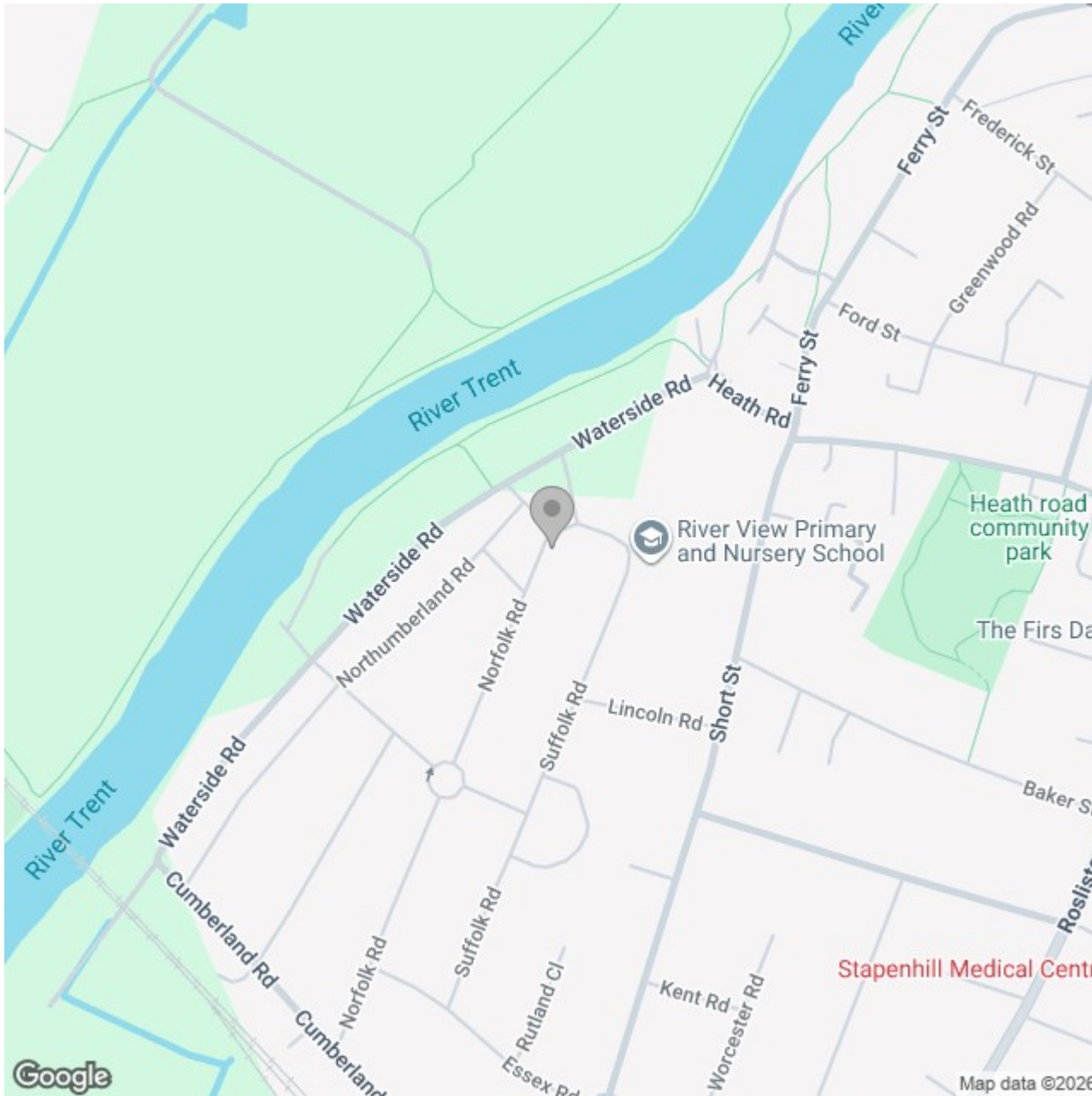
89.5 m²
962 ft²

(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





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