

Edward Street

Burton-on-Trent, DE14 2JE



Positioned on the popular and conveniently located Edward Street in Burton-on-Trent, this attractive two double bedroom Victorian mid-terraced home offers deceptively spacious accommodation, character features throughout and a superb rear garden, making it an excellent purchase for first-time buyers, young families or investors alike.

Asking Price Of £154,950

John German

The property is approached via a side passageway, with the main entrance opening into a welcoming hallway with stairs rising to the first floor. To the front of the property is an impressive living room, flooded with natural light from the large bay window and benefitting from the high ceilings synonymous with Victorian homes. A feature fireplace provides an attractive focal point, creating a warm and inviting space for relaxing or entertaining. Situated to the rear is a second reception room, currently utilised as a formal dining room, offering excellent versatility for modern family living and providing ample space for entertaining guests or enjoying family meals. Useful understairs storage is also accessed from this room.

The kitchen is well-proportioned and thoughtfully laid out, featuring an extensive range of wall and base units to both sides alongside generous worktop space. There is room for a washing machine, tumble dryer, fridge freezer and Rangemaster-style cooker, complemented by a recently fitted integrated extractor fan. A door from the kitchen leads directly out to the rear garden.

To the first floor, the spacious principal bedroom occupies the front of the property and offers excellent proportions expected of a home of this period. The second bedroom is another genuine double room overlooking the rear garden and benefits from a useful built-in storage cupboard. A particular feature of the first floor is the additional landing area, currently arranged as a home office and games space, providing an ideal work-from-home environment or potential dressing area or hobby space. Completing the accommodation is the family bathroom, fitted with a white suite comprising a bath with shower over, WC and wash hand basin along with a recently fitted extractor fan.

Throughout the property, buyers will appreciate the generous room sizes and high ceilings that are characteristic of Victorian homes, creating a wonderful sense of space and light. It has also have newly completed external wall insulation with high quality rendering finish, complete with a 20 year warranty. The EPC rating is C which is excellent for a property of this age.

Externally, the property enjoys a secure and private rear garden which benefits from a sunny aspect and the advantage of having no properties directly overlooking to the rear. Adjoining the house are two useful outbuildings, currently used as external storage and a separate WC. A substantial patio area provides the perfect setting for outdoor entertaining, summer barbecues and al fresco dining, whilst the remainder of the garden is laid to lawn with a pathway leading to a useful garden shed at the rear.

To the front of the property there is on-street parking available for residents and visitors.

Edward Street occupies an extremely convenient position within easy reach of Burton town centre, placing an excellent range of everyday amenities just a short walk away, including supermarkets, independent shops, cafés, restaurants and healthcare facilities. The property is also well positioned for families, with a number of highly regarded primary and secondary schools nearby. Combining spacious accommodation, period charm, a generous garden and a highly convenient location, this superb Victorian home presents a fantastic opportunity for a wide range of purchasers.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard
Electricity supply: Mains
Sewerage: Mains
Parking: On road
Water supply: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06072026

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Approximate total area⁽¹⁾
77.4 m²
833 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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