





Offered to the market with no upward chain, this traditional three-bedroom terrace home in Burton-on-Trent presents an excellent opportunity for buyers looking to place their own stamp on a property. With two reception rooms, a kitchen, a first-floor bathroom, and an exceptionally long rear garden, this home is ideal for investment, first-time buyers, or those seeking generous outdoor space. Viewing is highly recommended.



## Accommodation

### Ground Floor

The property is entered into a front living room featuring a central fireplace, a double-glazed window to the front elevation, and access through to the inner lobby. The second reception room—ideal as a dining room or secondary sitting room—provides further space for furnishings and leads through to the kitchen.

The kitchen is fitted with wall and base units, work surfaces, sink with drainer, freestanding cooker, and space/plumbing for appliances. A side window and rear door provide natural light and access out to the garden.

### First Floor

The first-floor landing gives access to three bedrooms and the bathroom. The main bedroom is a well-proportioned double room overlooking the front. The second bedroom sits to the rear with views across the long garden, while the third bedroom offers flexibility as a single room, nursery, or home office.

The bathroom is fitted with a three-piece suite including a panelled bath with shower attachment, wash-hand basin, and WC, along with tiled splash backs and a window to the side elevation.

### Outside

A standout feature of this property is the substantial rear garden—significantly longer than typically found with terrace homes in the area. Mainly laid to



lawn and enclosed by fencing, the garden offers superb potential for landscaping, entertaining space, or future outbuildings (subject to any necessary consents). A shed and paved area sit directly behind the property, with the remaining garden extending considerably further beyond.

### Location

Situated in Burton-on-Trent, the property offers convenient access to a range of local amenities including shops, supermarkets, schools, healthcare facilities, and transport







links. The town centre, railway station, and major road networks are all within easy reach, making the location practical for commuters and families alike.















Floor 0

Approximate total area<sup>(1)</sup>

57 m<sup>2</sup>  
613 ft<sup>2</sup>



**Landing**  
3.35 x 0.84 m  
10'11" x 2'9"

Floor 1

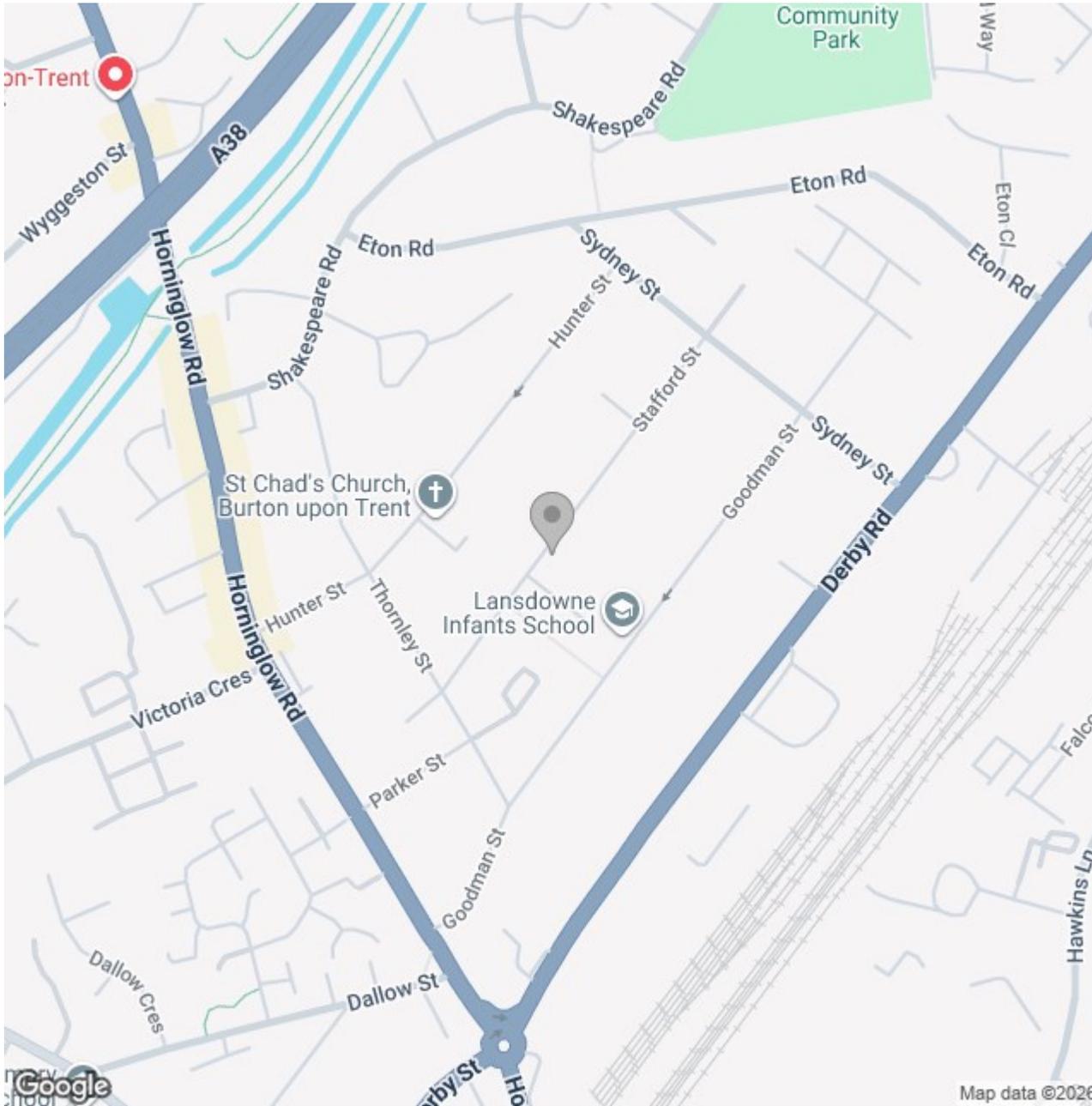


(1) Excluding balconies and terraces

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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	