



Calais Road, Burton-On-Trent, DE13 0UJ

£190,000



**Calais Road, Burton-On-Trent, DE13
0UJ
£190,000**

This spacious and well-presented three-bedroom Victorian end-terraced home is situated within an established residential area, conveniently positioned for Burton town centre and a wide range of local amenities.

The property offers generous accommodation arranged across two floors, including two reception rooms, a fitted kitchen, a spacious ground-floor bathroom and three well-proportioned bedrooms. Outside, there is a good-sized enclosed rear garden with a lawn, raised decked seating area and useful side access.

Offering plenty of character, space and practicality, the property would make an ideal purchase for first-time buyers, couples or growing families.

Accommodation – Ground Floor

The property is entered through a front entrance door into a welcoming hallway, with stairs rising to the first floor and access to the main ground-floor rooms.

Living Room

Positioned at the front of the property, the living room is a comfortable and inviting reception space. A double-glazed bay window allows plenty of natural light into the room, while a feature fireplace provides an attractive focal point.

Dining Room

The second reception room is positioned centrally within the property and offers ample space for a dining

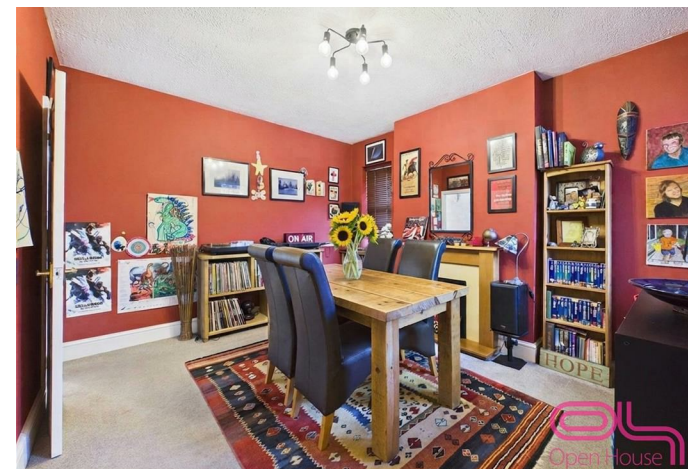
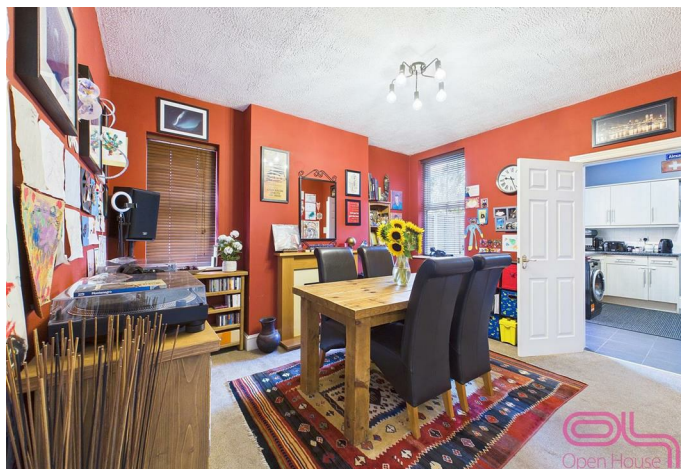


table and additional furniture. Suitable for both everyday family dining and entertaining, the room has a window overlooking the rear aspect and provides access through to the kitchen.

Kitchen

The kitchen is fitted with a range of matching wall and base units, complemented by preparation work surfaces and a stainless-steel sink with drainer. Integrated cooking appliances include a gas hob with an extractor above and an electric oven below. There is also space and plumbing for a washing machine and fridge freezer. Tiled flooring completes the room, while a window and door provide natural light and direct access to the rear garden.

Bathroom

Completing the ground-floor accommodation is the spacious family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low-level WC. The room also benefits from tiled flooring, partially tiled walls and a double-glazed window overlooking the rear.

First Floor

The first-floor landing provides access to three well-proportioned bedrooms.

Bedroom One

Located at the front of the property, the main bedroom is a particularly generous double room with two double-glazed windows allowing plenty of natural light. There is ample space for wardrobes and additional bedroom furniture.

Bedroom Two

Bedroom two is another comfortable double room,

positioned at the rear of the property with views overlooking the garden.

Bedroom Three

The third bedroom is a well-sized and versatile room which could be used as a child's bedroom, nursery, dressing room or home office.

Outside

The property benefits from a good-sized enclosed rear garden, mainly laid to lawn and offering a pleasant outdoor space for families, relaxing and entertaining.

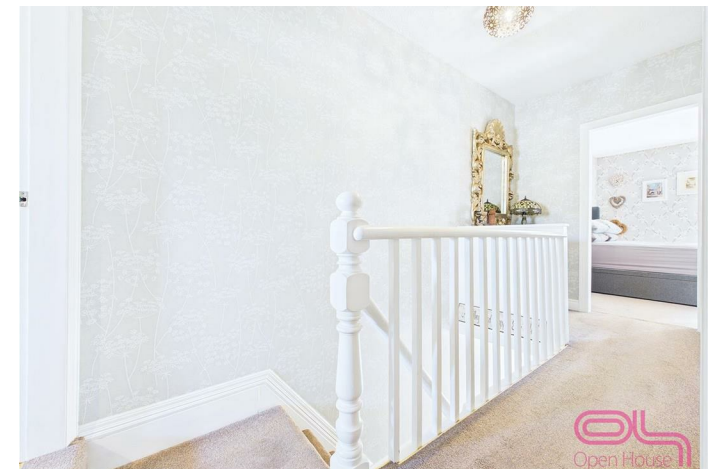
A raised decked seating area provides an ideal setting for outdoor dining, while gravel borders and pathways offer practical access around the garden.

There is also useful side access leading from the front of the property through to the rear garden, providing added convenience for garden maintenance, bins and outdoor storage.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to



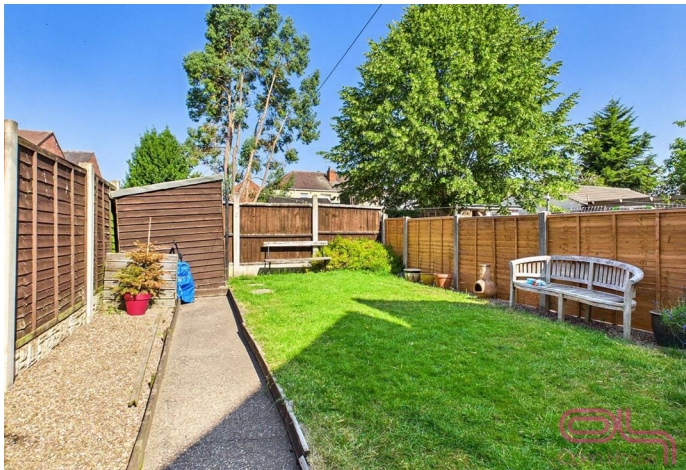


carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003: In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. All dimensions are approximate and should not be relied upon for accuracy.







Floor 0



Floor 1



GLA⁽¹⁾
102.14 m²
1099.42 ft²

Total
102.14 m²
1099.42 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY
East Staffordshire

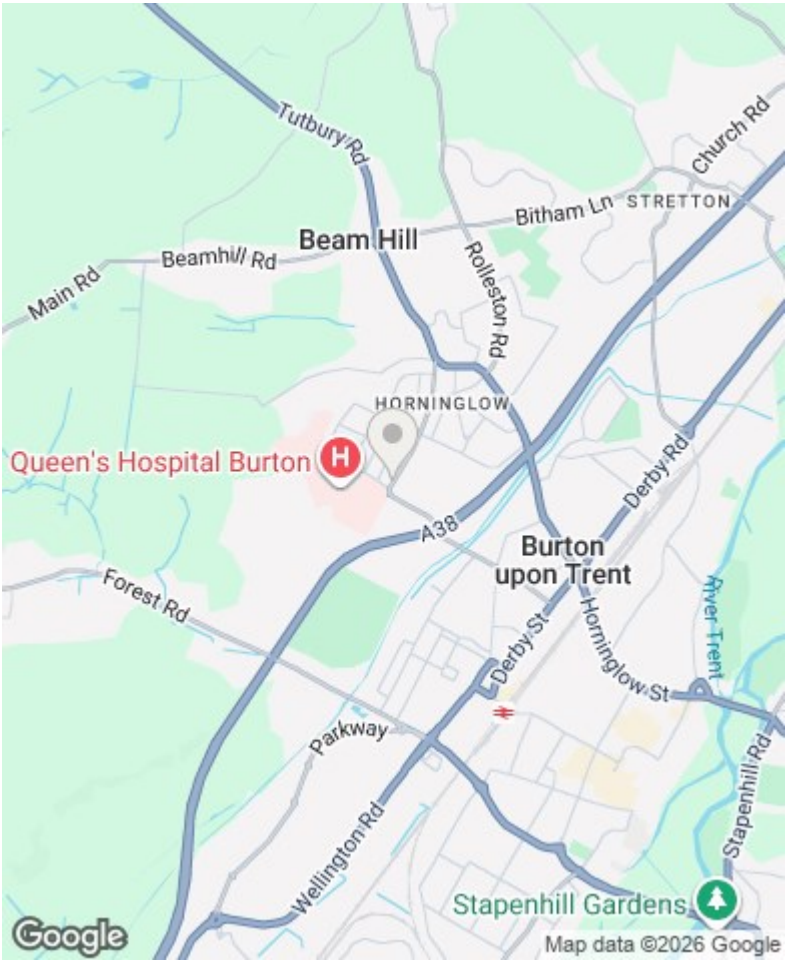
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Spacious Three-Bedroom Victorian End-Terraced Home
- Two Generous Reception Rooms
- Well-Presented Throughout
- Large Kitchen
- Spacious Ground-Floor Bathroom
- Generous Main Bedroom
- Good-Sized Enclosed Rear Garden
- Raised Decked Seating Area
- Useful Side Access
- Convenient Location Close to Burton Town Centre



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