



Calais Road
Burton-On-Trent

burchell
edwards

Calais Road Burton-On-Trent DE13 0UL

for sale
£160,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 3 bedroom Terraced family home, situated in the popular Horninglow area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a courtyard style front area providing an enhanced element of privacy. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, an additional reception room currently being utilised as a dining room, a modern kitchen with enhanced storage along with the property's main bathroom. On the first floor of the property you will be greeted to a landing space providing access to two great sized, double bedroom along with a large single bedroom. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents the perfect relaxation area with a high level of privacy. Viewing of this amazing property is essential!

Living Room

Wooden flooring, pendant light, window to front elevation, central heating radiator.

Dining Room

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

Kitchen

Tiled flooring, door to rear garden, window to side elevation, central heating radiator, cupboards over counters, spotlights, integrated oven & hobs, stainless steel sink & drainer, plumbing for washer.

Bathroom

Tiled flooring, window to side elevation, window to rear elevation, shower over bath, central heating radiator, pendant light, boiler location, low level flush W/C, hand wash basin.

Bedroom One

Carpet flooring, spotlights, central heating radiator, window to front elevation.

Bedroom Two

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

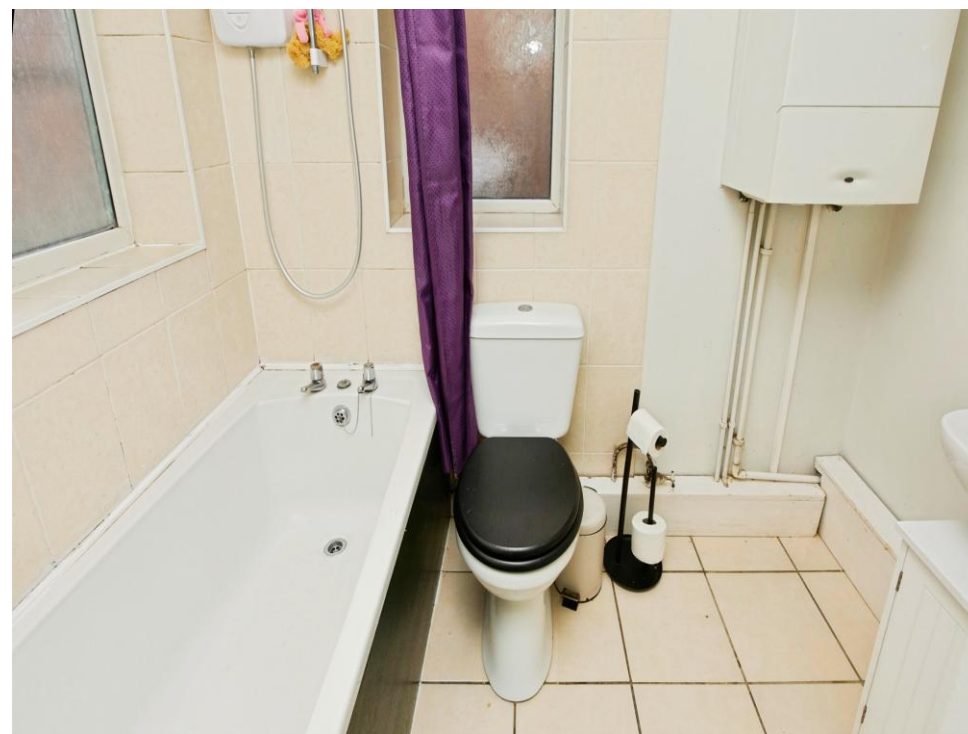
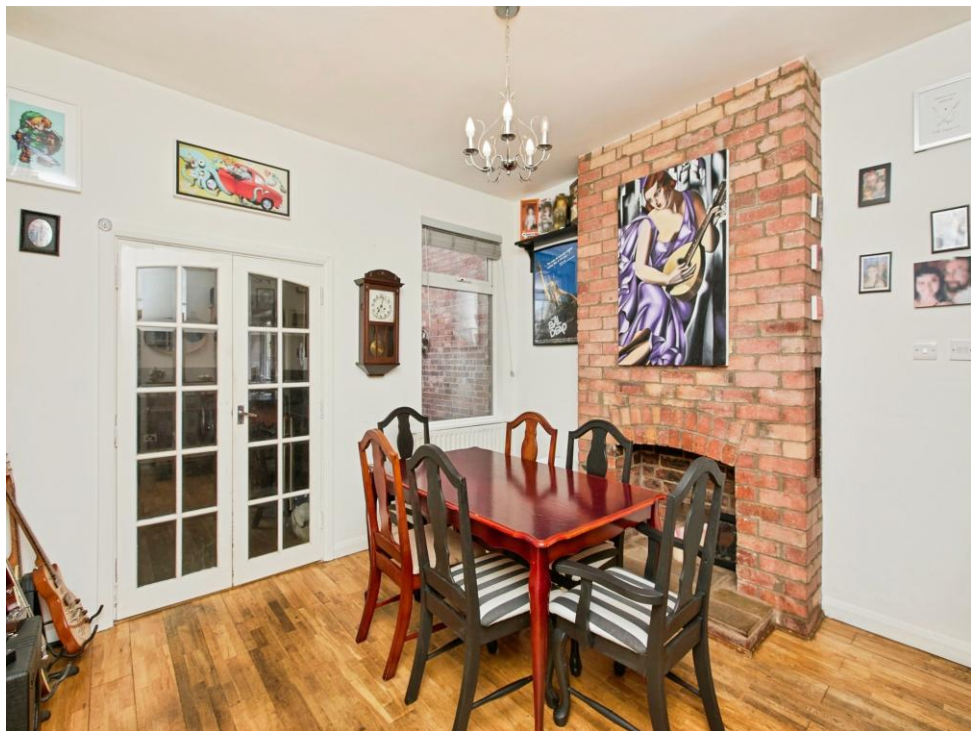
Bedroom Three

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

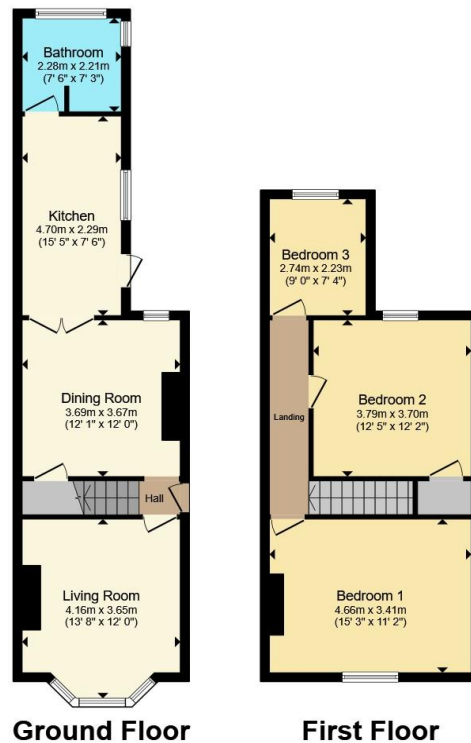
Rear Garden

Enclosed rear garden, element of privacy, patio slabbed area, decking area, lawn area.









Total floor area 92.8 m² (998 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



To view this property please contact Burchell Edwards on

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

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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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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