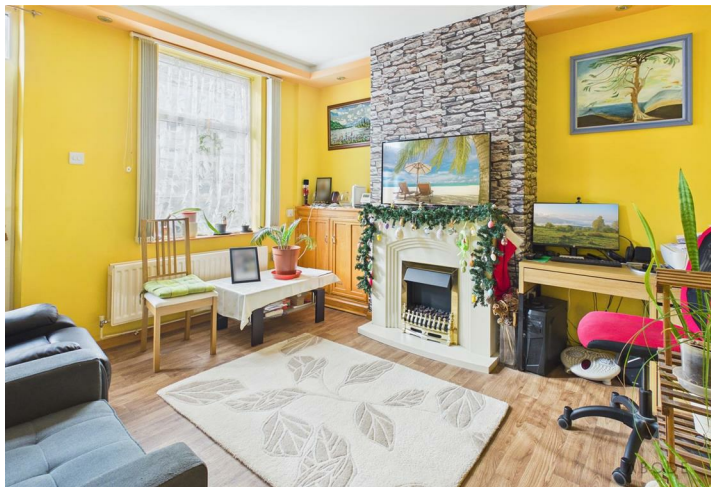






**** IMPRESSIVE TWO
BEDROOM PROPERTY
PERFECT FOR A FIRST TIME
BUYER **** Benefitting from
upvc double glazed windows
and a gas heating system
the property in brief offers a
lounge with feature
fireplace, fitted dining
kitchen and a bathroom,
plus two double bedrooms.
Useful covered outdoor
seating area and a garden.
Richmond Street is
conveniently located on the
edge of Burton town centre
and with-in walking distance
of the local amenities.



LOUNGE

Upvc entrance door into the lounge with a upvc double glazed window to the front elevation, radiator and a feature fireplace housing an electric fire.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, radiator and under stairs storage cupboard.

BATHROOM

Panel enclosed bath with both an electric shower and mains shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

LEAN TO

Useful area off the kitchen offered a covered area perfect for entertaining and with plumbing for the washing machine

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Two upvc double glazed windows and a radiator.

BEDROOM 2

Two upvc double glazed windows and a radiator.

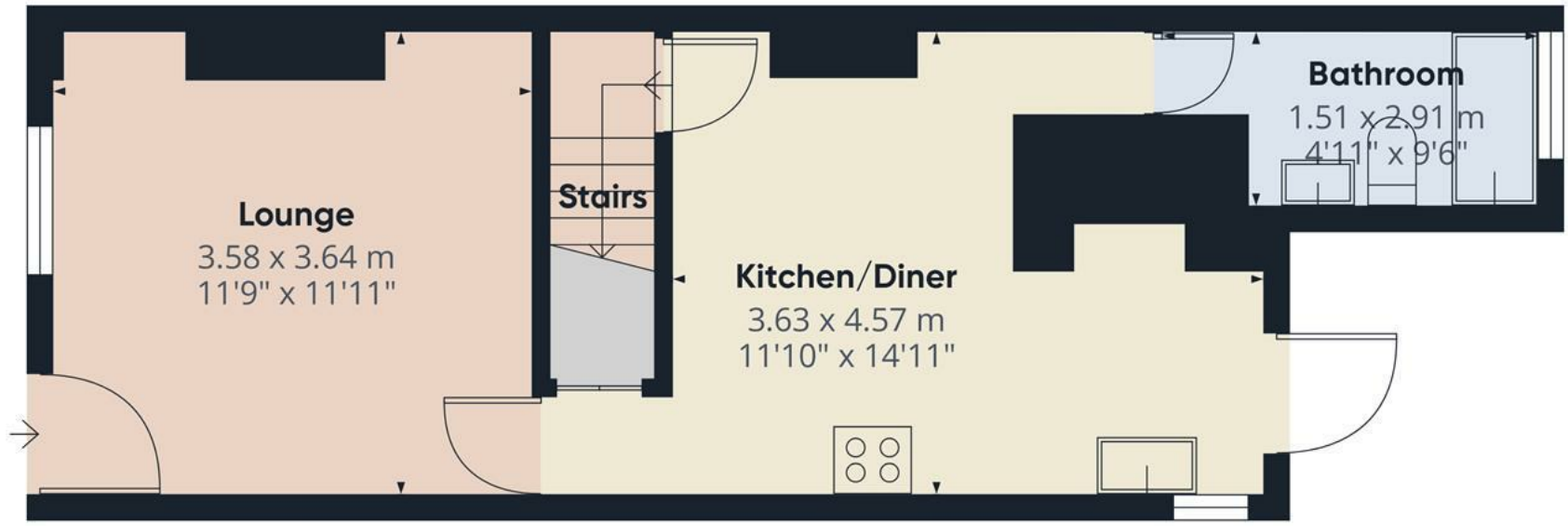
OUTSIDE

Paved seating area and a greenhouse.









Approximate total area⁽¹⁾
33.5 m²
361 ft²

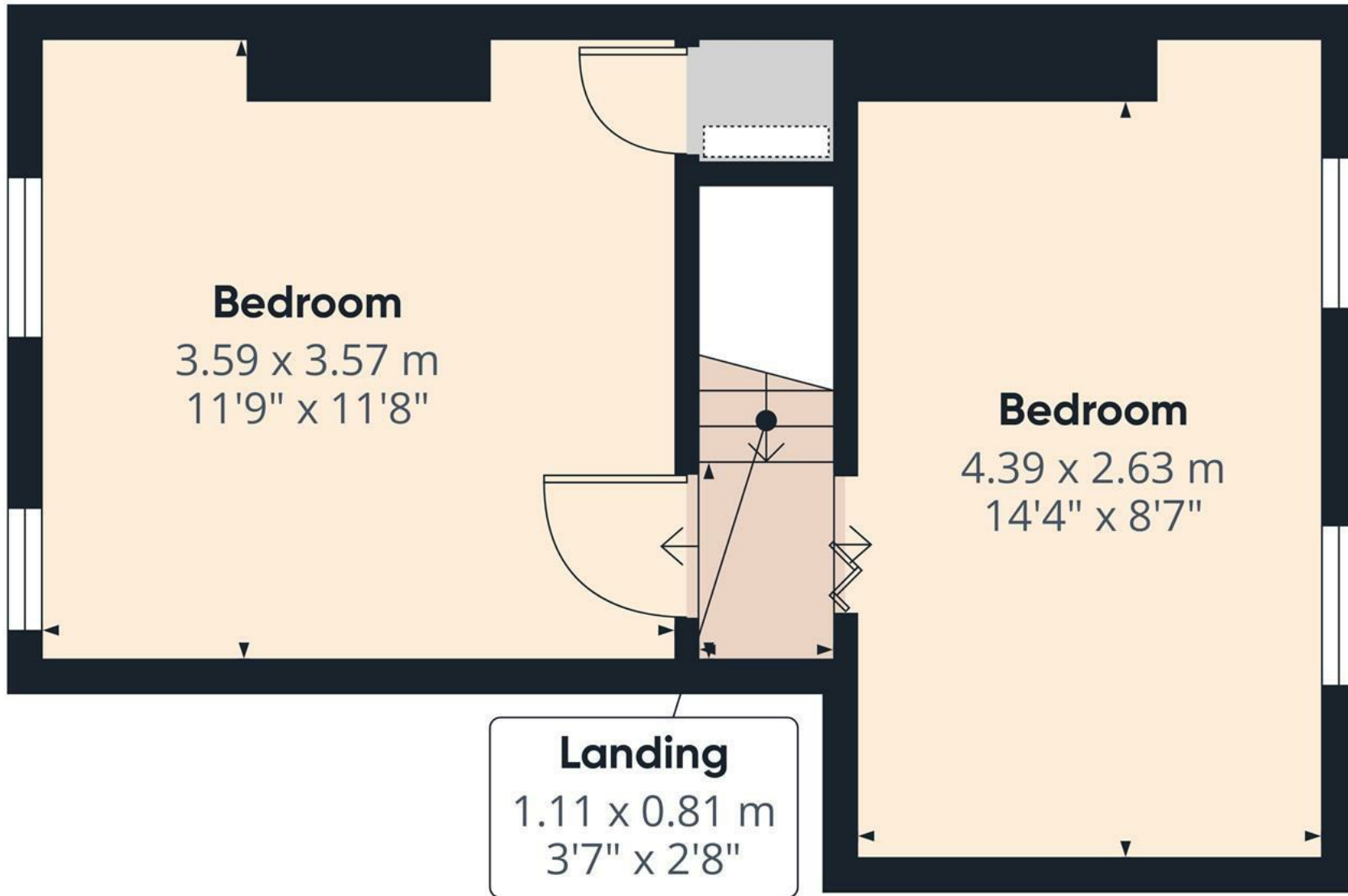
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Bedroom
3.59 x 3.57 m
11'9" x 11'8"

Bedroom
4.39 x 2.63 m
14'4" x 8'7"

Landing
1.11 x 0.81 m
3'7" x 2'8"



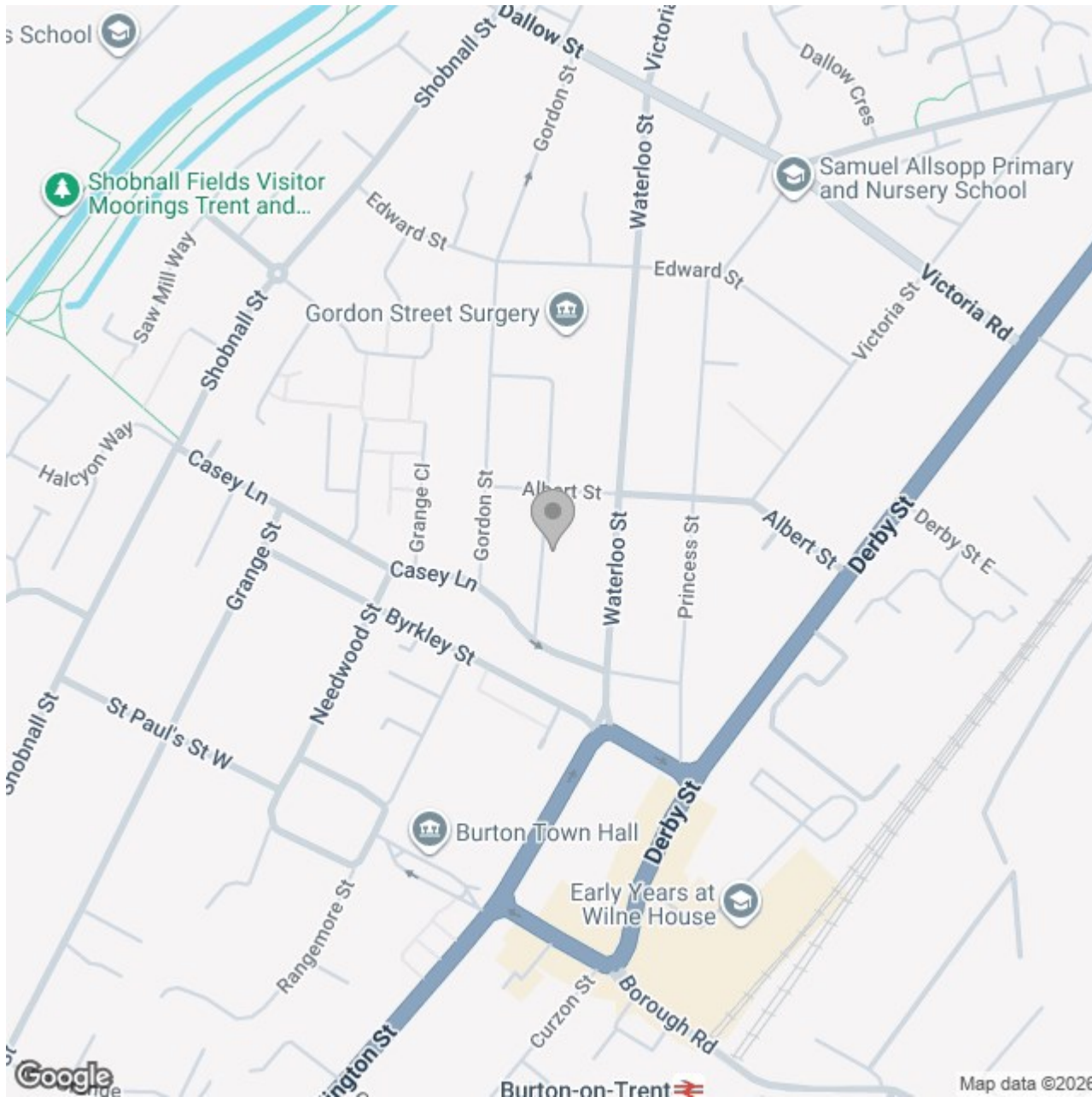
Floor 1

Approximate total area⁽¹⁾
25.9 m²
279 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	