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SALES & LETTINGS

Foston Avenue, DE13 0PL

Asking Price £265,000

https://www.abodemidlands.co.uk

An attractive three-bedroom semi-detached home offering two reception rooms, driveway parking and a mature rear garden. Combining a distinctive frontage with character features including picture rails and decorative stained glazing, the property provides a practical layout. Situated on Foston Avenue in Burton upon Trent, this appealing home offers comfortable living space both inside and out.

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Accommodation

Ground Floor

The entrance hallway features stairs rising to the first floor, under stairs storage and doors leading to the ground-floor accommodation. Positioned to the front, the living room enjoys plenty of natural light through a bay window with decorative stained glazing. A fireplace with a timber surround provides a focal point, complemented by picture rails and neutral décor.

The separate dining room overlooks the rear garden, with French doors opening onto the paved outdoor space, making it ideal for family meals and entertaining.

The kitchen is fitted with a range of wall and base units, complementary work surfaces and tiled splash backs. Features include a built-in oven, gas hob and stainless-steel sink, with a rear-facing window and an external door providing access to the garden.

First Floor

The landing provides access to three bedrooms and the family bathroom. The two double bedrooms benefit from fitted wardrobes and overhead storage, while the third bedroom offers versatility as a single bedroom, nursery or home office.

The bathroom comprises a panelled bath with shower over, pedestal wash basin and WC, complemented by tiled walls and an obscured window.

Outside

To the front, a block-paved driveway provides off-road parking, bordered by established planting and a low wall. The property's bay window and decorative timber-style frontage add to its character.

The rear garden features a lawn, mature shrubs and planted borders, together with paved seating areas offering space for outdoor dining and relaxation. Hedging and fencing define the boundaries.

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Location

Foston Avenue is an established residential location in Burton upon Trent, conveniently positioned for Queen's Hospital and local amenities. Burton town centre offers a wider range of shopping and leisure facilities, together with a railway station. The A38 is also accessible, providing road connections towards Derby and Lichfield.

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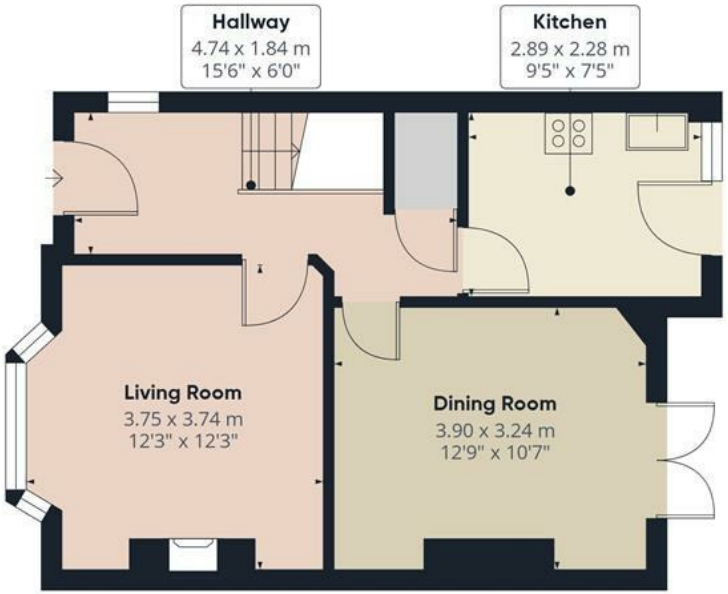
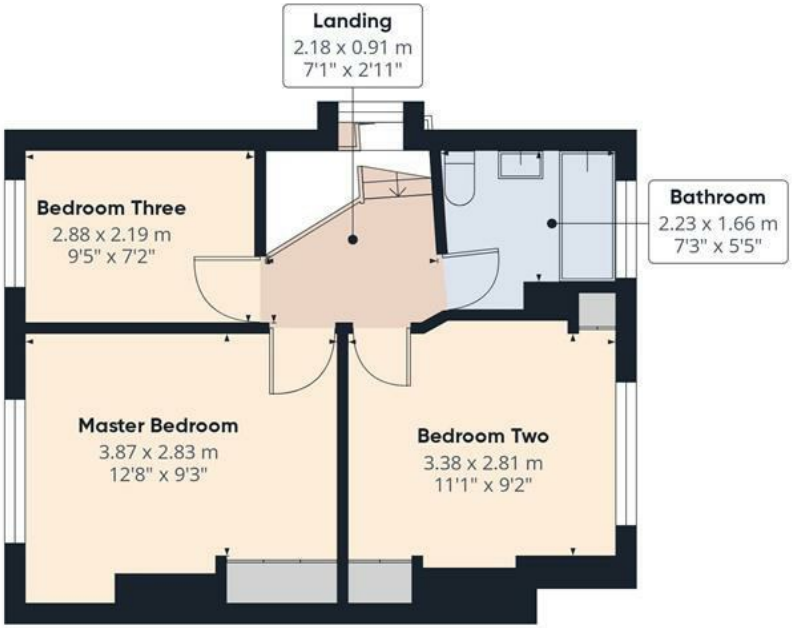


Floor 0



Floor 1

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Approximate total area(1)

77.5 m²

833 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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