



Best Avenue
Burton-On-Trent

burchell
edwards

Best Avenue Burton-On-Trent DE15 9GU

for sale offers over
£170,000



Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 2 bedroom Mid-Terraced family home, situated on a lovely, private road in the Brizlincote Valley 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 driveway providing off-road parking for multiple vehicles, as well as concrete steps leading down to the front door of the property pushing the house away from the roadside for more 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 as well as a wonderful kitchen to the rear. On the first floor of the property you will find a spacious landing that provides access to the loft as well as the property's two good sized bedrooms and family bathroom. 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 a perfect relaxation area. Additional to this, the rear of the property offers some spectacular field views making it a truly unique household. Viewing of this lovely property is essential!

Approach

Tarmac driveway with space for two cars.

Lounge

Carpet, window to front elevation, gas fire with surround, central heating radiator, pendant light

Kitchen

Tiled flooring, central heating radiator, window to rear elevation, pendant light, door to rear garden, a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated gas hob and double electric oven, space for a fridge/freezer and washing machine and integrated dishwasher.

Bedroom One

Carpet, pendant light, window to rear elevation, central heating radiator, built in wardrobes

Bedroom Two

Carpet, window to front elevation, central heating radiator, pendant light, storage cupboard

Family Bathroom

Tiled flooring, shower over bath, low level flush W/C, hand wash basin, central heating radiator,

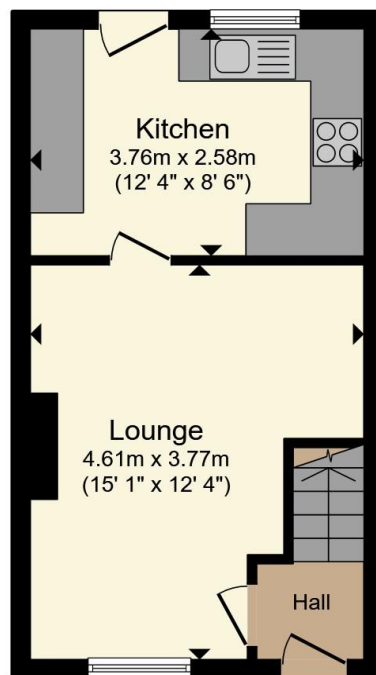
Rear Garden

Enclosed rear garden, tiered garden, patio slabbed seating area on top tier, lawn area upon middle tier, gravel storage area on bottom tier, field views at the rear, gate/alleyway leading to front of house.

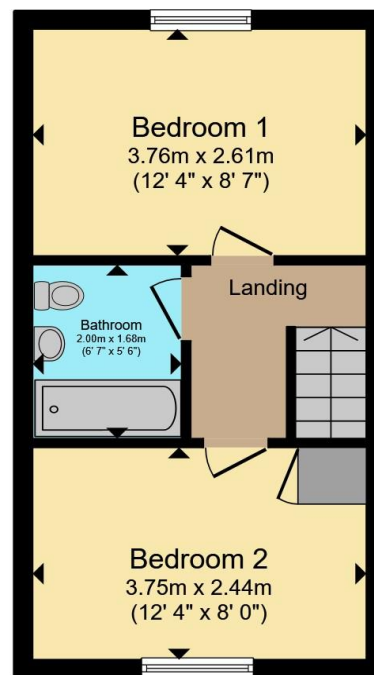








Ground Floor



First Floor

Total floor area 54.5 m² (587 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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211160



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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