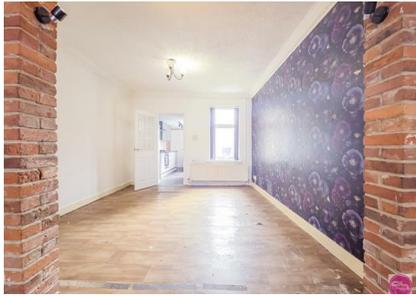


**Bearwood Hill Road, Burton-On-Trent, DE15 0JW**  
**Offers In The Region Of £140,000**  
**Council Tax Band: A**



Situated near to the town centre, in the area of Winshill, this deceptively spacious terraced home offers versatile accommodation across two floors and would make an excellent first-time purchase or buy-to-let investment. The property benefits from two reception areas, a modern fitted kitchen, a contemporary bathroom, three/four bedrooms, a first floor WC, and a large rear garden.

Bearwood Hill Road is well placed for access into Burton upon Trent town centre, local shops, schools and everyday amenities, while also offering convenient links to major road networks including the A511, A444 and A38 for commuters.



Open House Burton & Swadlincote



Approx. Gross Internal Floor Area 860 sq. ft / 79.92 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	