



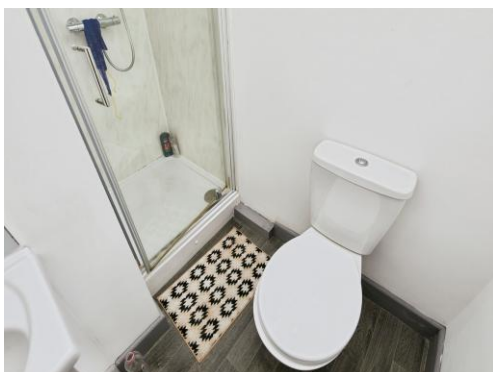
Grange Street  
Burton-On-Trent

burchell  
edwards



# Grange Street Burton-On-Trent DE14 2ET

for sale offers over  
**£195,000**



## Property Description

Burchell Edwards are delighted to market this exquisite four bedroom HMO property in the ever popular Grange Street in Burton-On-Trent. The property itself is finished to a fantastic standard throughout and contains an enclosed, private rear garden, a modern lounge diner, a spacious kitchen as well as four individual bedrooms, all of which contain their own personal en-suites and the added benefit of readily available on street parking!

This property is currently generating a rental income of £2010 per calendar month, with all 4 bedrooms currently having long standing tenants in them! This is an unbelievable opportunity for someone to purchase a successfully functioning HMO and reap the benefits of a high rental yield straight away!

## Lounge/Dining Room

11' 10" max x 11' 10" ( 3.61m max x 3.61m )  
Double glazed Window and door to rear elevation, central heating radiator and gives access to bedrooms 2, 3 and 4.

## Kitchen

13' 10" x 6' 5" ( 4.22m x 1.96m )  
Double glazed window to rear elevation, a range of wall and base units with work surfaces over incorporating a sink with drainer unit, integrated hob and oven, washing machine, tumble dryer and fridge freezer.

## Landing

Carpet and all doors off.

## Bedroom One

11' 11" max x 11' 9" ( 3.63m max x 3.58m )  
Located on the ground floor and having its own access door from the street and double glazed window to front elevation, central heating radiator and carpeted flooring.

## En-Suite

Shower cubicle, W.C and wash hand basin.

## Bedroom Two

.11' 11" max x 11' 11" ( 3.63m max x 3.63m )  
Located on the first floor and benefiting from double glazed Window to front elevation, central heating radiator and carpeted flooring.

## En-Suite

Shower cubicle, W.C and wash hand basin.

## Bedroom Three

15' 1" max x 8' 7" max ( 4.60m max x 2.62m max )  
Located on the first floor and having Double glazed window to rear elevation, Central heating radiator and carpeted flooring.

## En-Suite

Shower cubicle, W.C and wash hand basin.

## Bedroom Four

11' 8" max x 10' 9" ( 3.56m max x 3.28m )  
Located on the first floor and having Double glazed Window to rear elevation, central heating radiator and carpeted flooring.

## En-Suite

Shower cubicle, W.C, and wash hand basin.

## Rear Garden

Gravel area, patio seating area, concrete pathway at side.











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.focalagent.com](http://www.focalagent.com)

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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