



Calais Road, Burton-On-Trent

2 1 2 D

 **Sell My Home**TM
.co.uk



- POPULAR LOCATION
- TWO RECEPTION ROOMS
- FAMILY SHOWER ROOM
- COUNCIL TAX BAND A
- NO UPWARD CHAIN

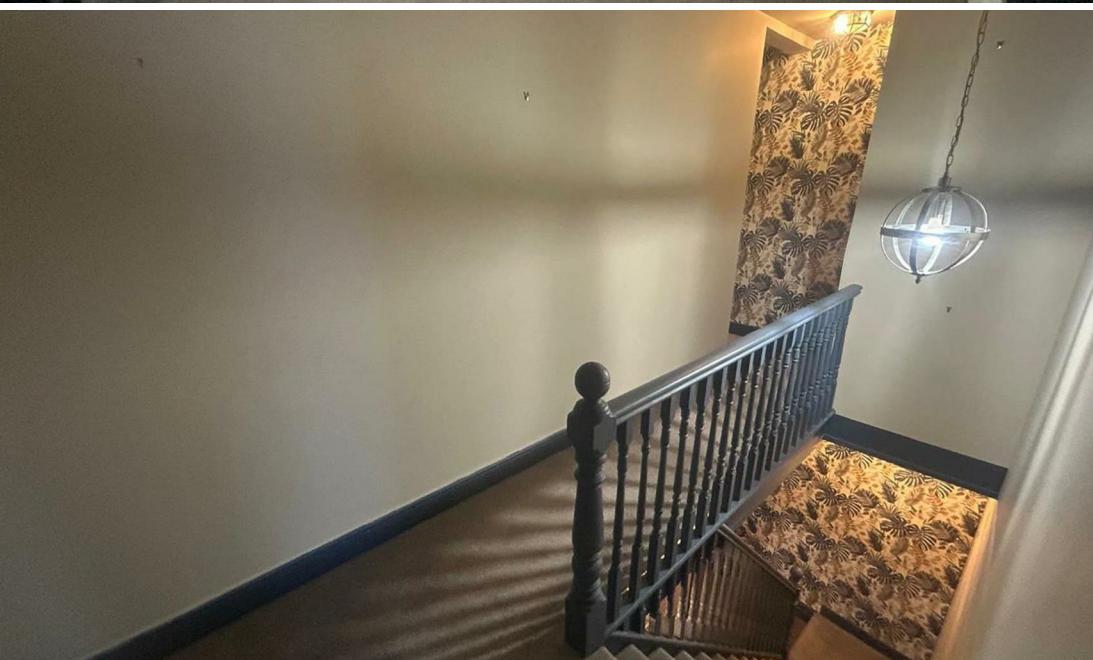
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- 122 SQUARE METRES
- EPC RATING D

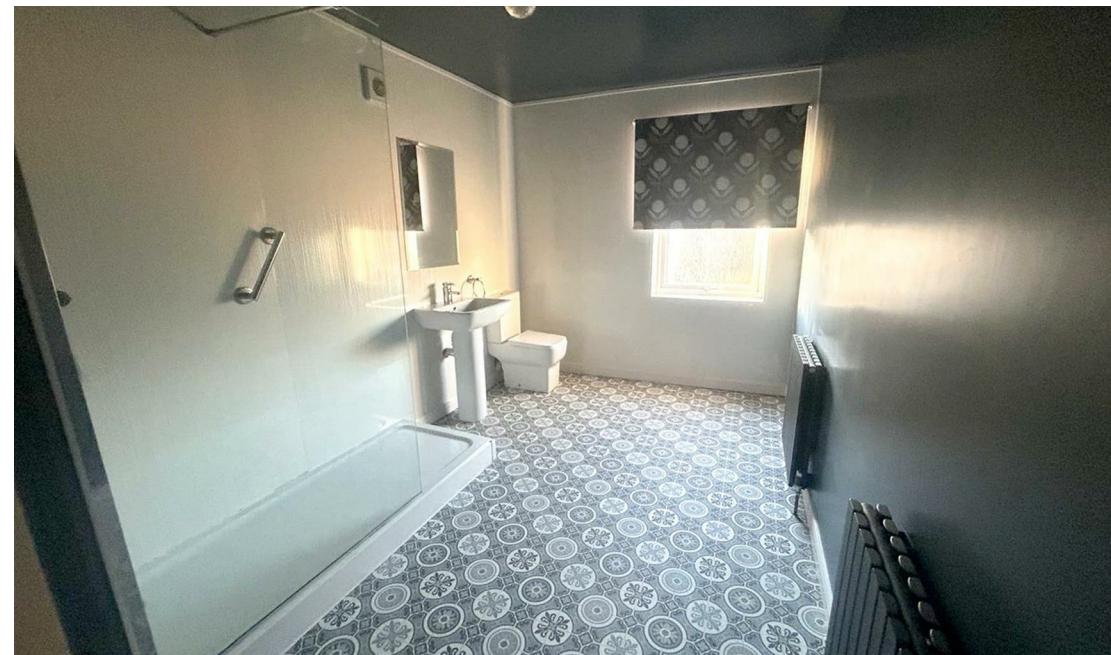
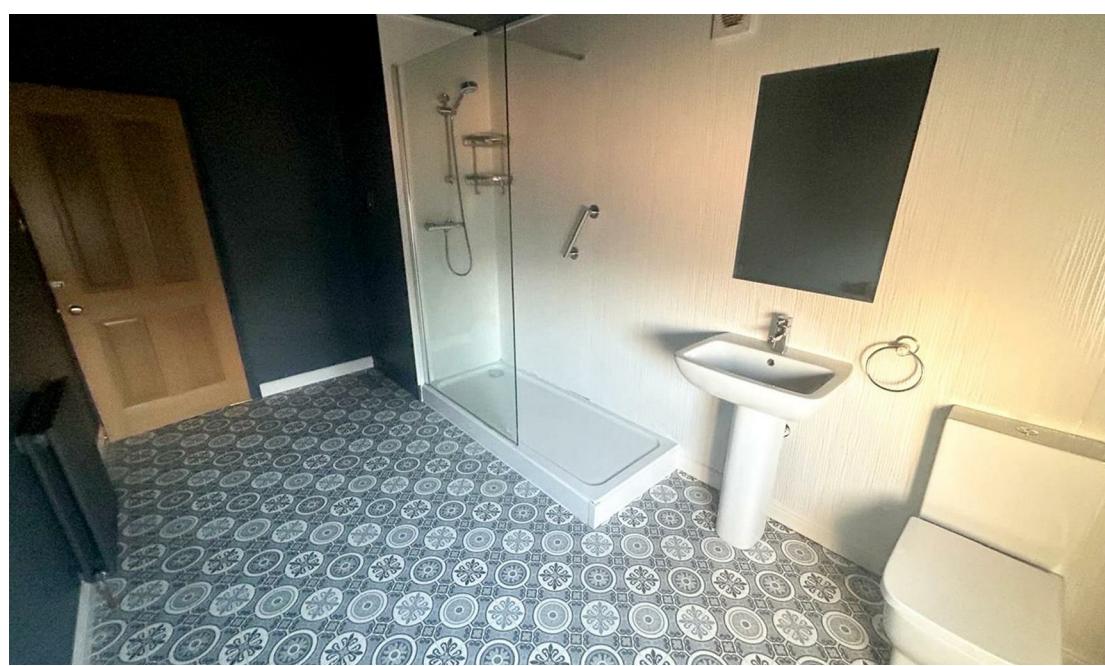
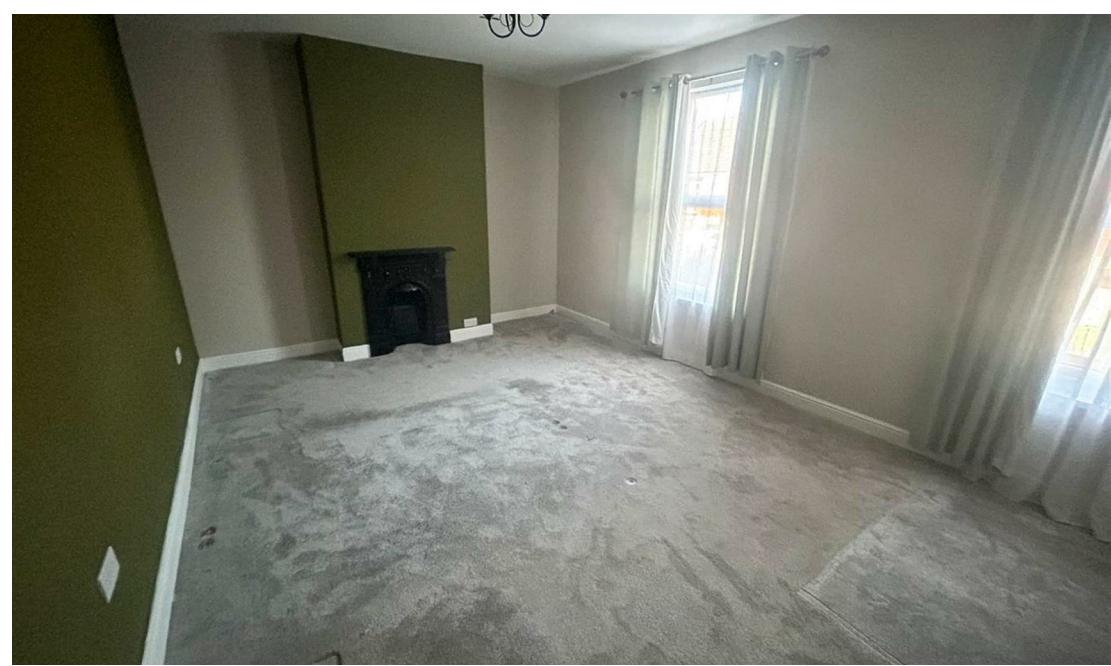
NO UPWARD CHAIN

We are delighted to offer this well presented two bedroom property for sale, providing good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, lounge, dining room, kitchen, downstairs WC/cloaks, two double bedrooms and a family shower room. Externally the the property comprises of rear enclosed garden. An internal inspection is highly recommended to appreciate the quality of accommodation on offer



Price: £175,000

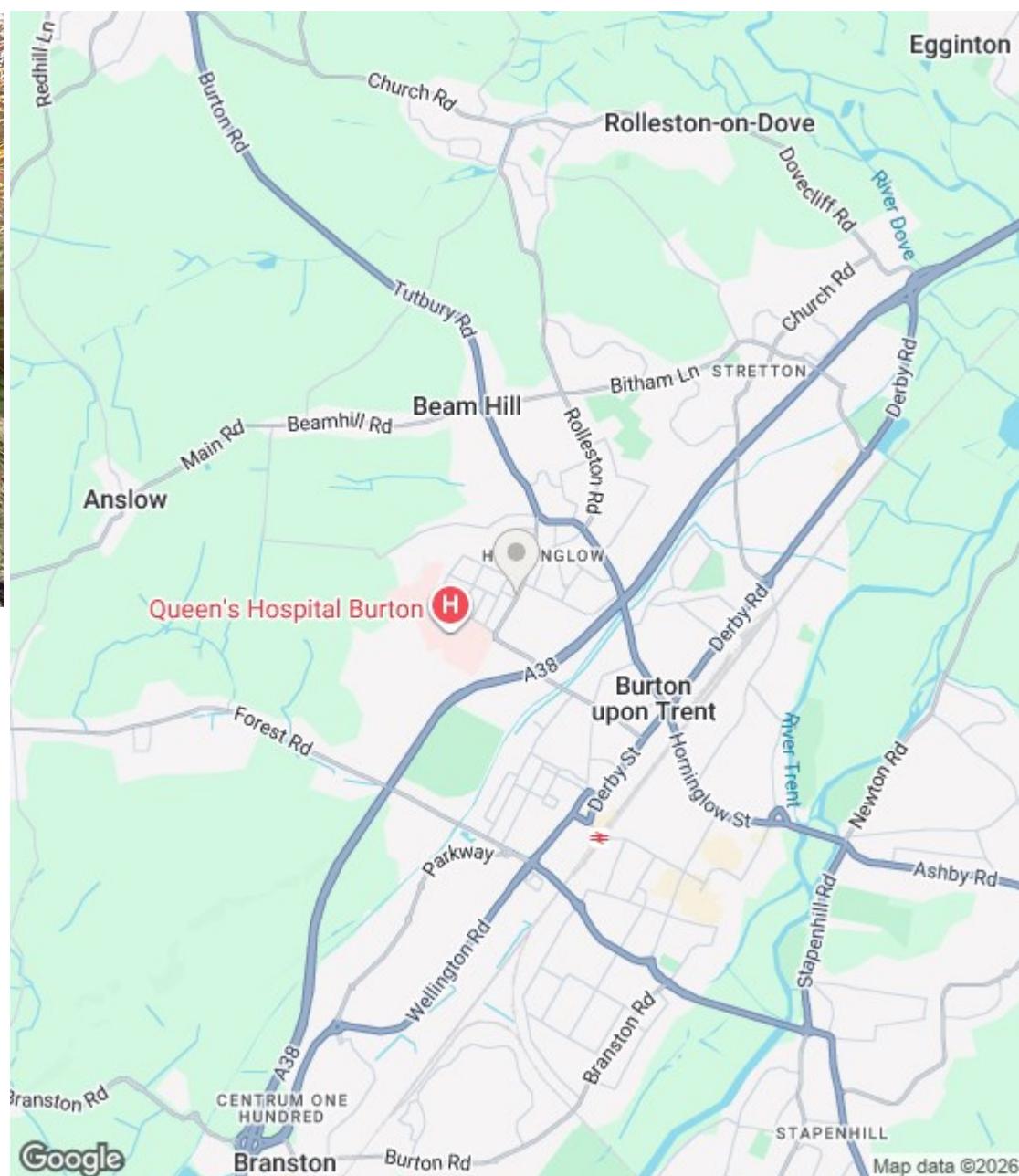






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	82
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



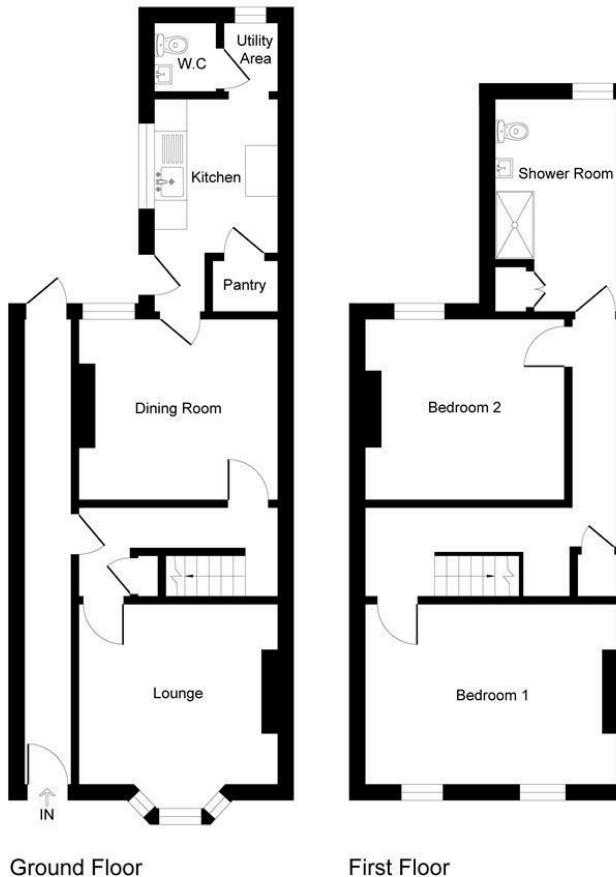


Illustration for identification purposes only, measurements are approximate, not to scale.

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