



Metcalfe Close
Stretton
DE14 2FJ

Offers in Excess of £
196,000.00

bettermove

Metcalfe Close - Stretton

Bettermove are proud to present this 3 bedroom terraced house in Burton upon Trent. The property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is C.

This is a leasehold property with 988 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is £141.96.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, and WC on the ground floor. The first floor consists of two double bedrooms, and the family bathroom, with the master bedroom, alongside a private en-suite, located on second floor. The exterior boasts a private rear garden, with both patio and artificial lawn, perfect for enjoying the summer months.

Located in the popular town of Burton upon Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Burton-on-Trent train station, a variety of local bus routes, and quick access to the M6, M1, and M42.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

3

BATHROOMS

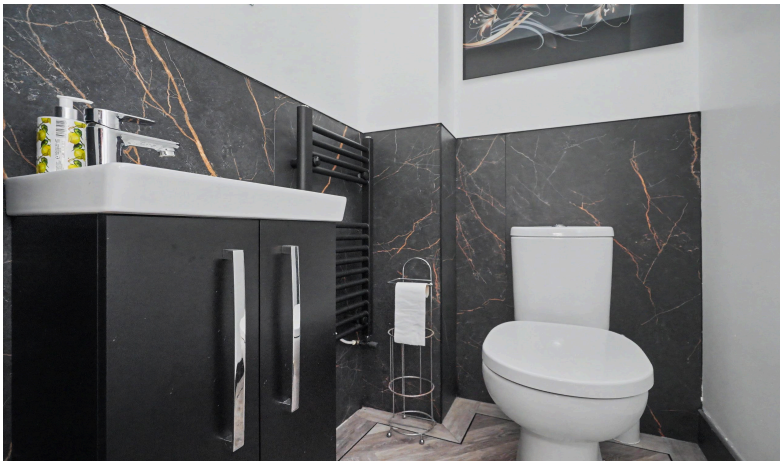
2

RECEPTIONS

1

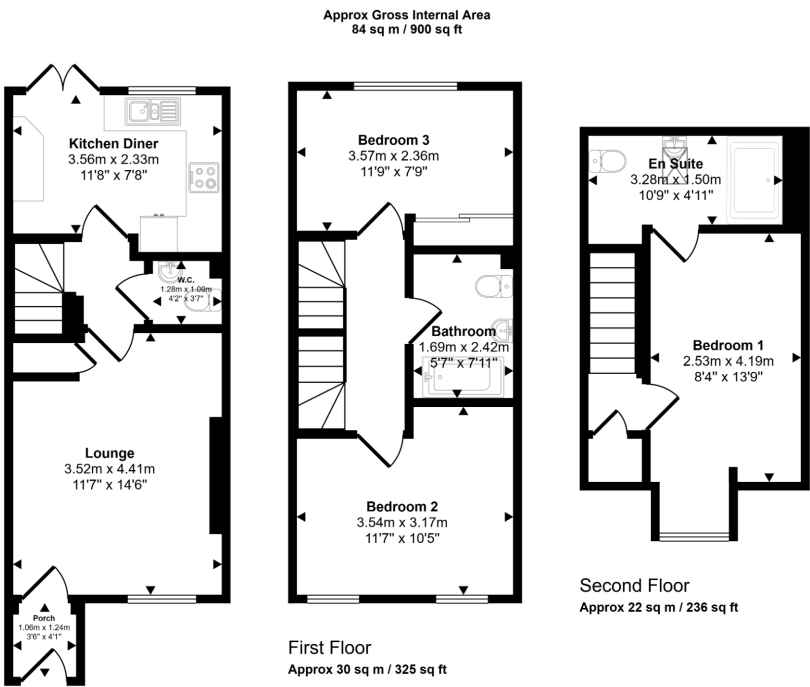
TENURE

Leasehold





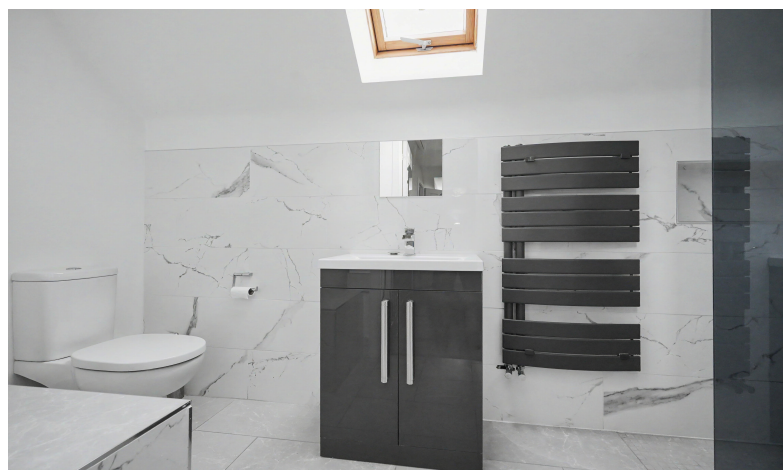
Floor Plan



Ground Floor
Approx 31 sq m / 338 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A		95	(92 to 100) A		97
(81 to 91) B	84		(81 to 91) B	86	
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.