



Derwent Close  
Burton-On-Trent

burchell  
edwards

# Derwent Close Burton-On-Trent DE14 1TS

for sale  
£80,000



## Property Description

Burchell Edwards are delighted to bring to market this two bedroom retirement property situated on a lovely quiet road, that is for sale exclusively to the over 55's and is available immediately, with no upward chain. 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 greets you with residential car parking, a lovely, well maintained front lawn along with a slabbed pathway leading to the doorstep. Internally, the property offers a spacious living area and comprises of a downstairs living room, a functioning kitchen and a downstairs W/C. On the first floor of the property you will find two great sized double bedrooms as well as the property's main shower room. Externally, the property offers a small but private communal rear garden providing the ultimate relaxation area. Viewing of this wonderful property is highly recommended.

## Entrance Hall

Pendant light, storage cupboard.

## Downstairs W/C

Tiled floor, window to front elevation, pendant light, low level flush W/C, hand wash basin.

## Kitchen

Tiled flooring, window to rear elevation, pendant light, cupboards over counters, integrated oven & hobs, plumbing for washer, resin sink & drainer

## Lounge

Carpet flooring, window to rear elevation, window to front elevation, doors leading to rear garden, wall light x3.

## Bedroom One

Carpet flooring, pendant light, window to rear

elevation.

## Bedroom Two

Carpet flooring, pendant light, window to front elevation.

## Family Bathroom

Carpet flooring, window to rear elevation, pendant light, low level flush W/C, hand wash basin, shower over bath, integrated storage cupboards.

## Front Garden

Low maintenance laid to lawn front garden with patio slabs leading to doorstep, purpose built storage shed.

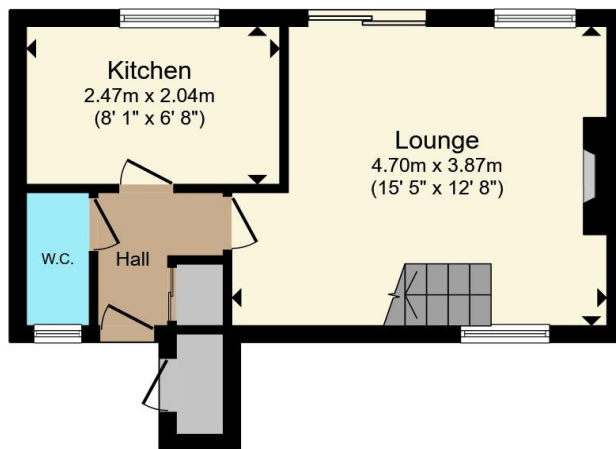
## Rear Garden

Patio seating area, laid to lawn area.

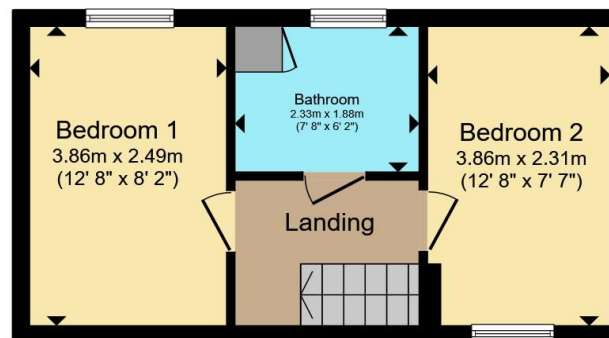








**Ground Floor**



**First Floor**

Total floor area 57.4 m<sup>2</sup> (618 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](http://www.propertybox.io)



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: B

Tenure: Freehold

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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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