

Broadway Street, Burton-on-Trent, Staffordshire, DE14 3ND  
Asking Price £140,000





A spacious three-bedroom mid-terraced home located in Burton-on-Trent, offering well-proportioned accommodation across two floors and an enclosed rear garden. The property presents an excellent opportunity for first-time buyers, investors or a family. Benefiting from generous room sizes, a modern fitted kitchen and a ground floor bathroom, this home provides flexible living space within close proximity to local amenities and transport links.

## Accommodation

### Ground Floor

The accommodation is entered via a uPVC front entrance door leading into a welcoming living room positioned to the front elevation. The living room is a bright space with a large window allowing natural light to flood the room, and laminate flooring running throughout.

To the rear of the property is a separate dining room, offering ample space for a family dining table and additional furniture. This room provides access through to the kitchen and creates a defined second reception area ideal for entertaining or everyday family living.

The kitchen is fitted with a range of white wall and base units complemented by wood-effect preparation work surfaces and modern dark tiled splash backs. There is space for appliances, stainless steel sink with drainer, and a rear window overlooking the garden. A rear hallway provides access to the garden and leads to the ground floor bathroom.

The bathroom is fitted with a three-piece suite comprising panelled bath with shower attachment over, wash hand basin and low-level WC, with tiled flooring and an obscured window to the rear elevation.

### First Floor



To the first floor the landing provides access to three bedrooms.

The master bedroom is positioned to the front elevation and is a generous double room with ample space for wardrobes and bedroom furniture.

Bedroom two is another well-proportioned double room overlooking the rear garden.

Bedroom three is a single room, ideal as a nursery.





dressing room or home office.

All bedrooms are neutrally decorated and benefit from central heating radiators and double-glazed windows.

#### Outside

To the rear of the property is a long enclosed garden, predominantly paved with lawn beyond, offering potential for landscaping and creating a pleasant outdoor entertaining space. The garden is enclosed by boundary walls and fencing, providing privacy and security.

#### Location

Situated within Burton-on-Trent, the property is conveniently located for local shops, schools and amenities, with good access to the A38 linking Burton to Derby and Lichfield. The town centre and train station are also within easy reach, making this an ideal position for commuters.











Approximate total area<sup>(1)</sup>

73.9 m<sup>2</sup>

794 ft<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

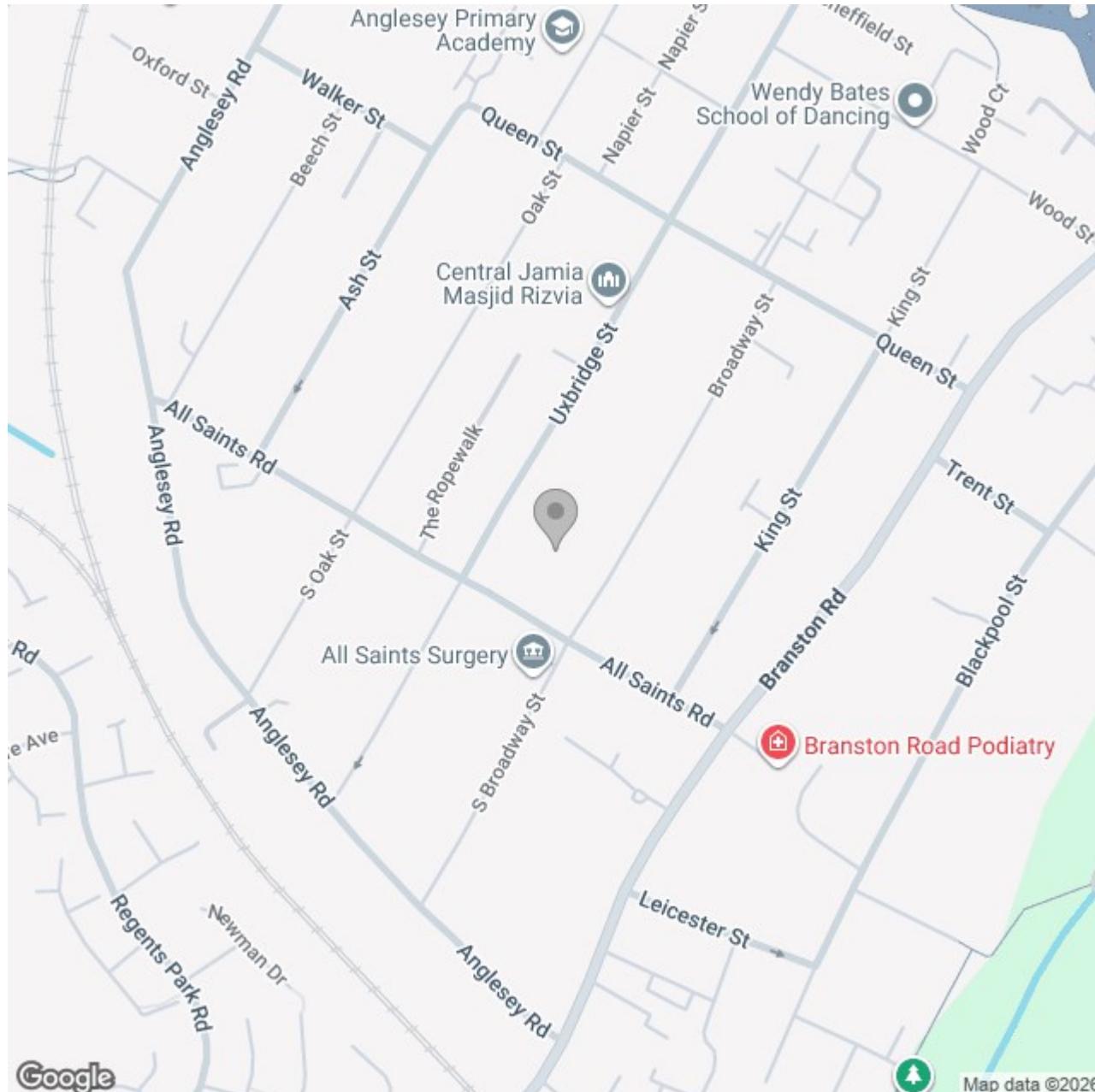
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1





## 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>		
(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	