



Sedgefield Road, Branston, Burton-On-Trent

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Property Description

A surprisingly spacious ground floor maisonette located in the Regents park estate in Branston that is a perfect first time buy or investment buy to let and is available with no upward chain! Located in a quiet cul de sac this fantastic property offers two reception rooms, a large double bedroom, spacious kitchen, allocated parking, its own garden and no service charges!" Book your viewing with Burchell Edwards today!

Lounge

Double glazed window to front elevation, electric radiator and laminate flooring.

Dining Room

Sliding doors to lounge, access to kitchen and electric radiator.

Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, space for appliances.

Bedroom

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bathroom

Double glazed window to side elevation, double walk in shower, W.C and wash hand basin with vanity unit.

Front Garden

Lawned frontage.

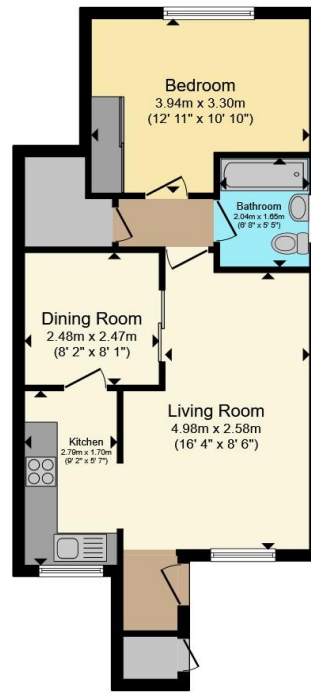
Parking

Allocated parking at rear.









Ground Floor

Total floor area 51.6 m² (556 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



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT211366

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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