





A traditional three bedroom terraced property, situated within a popular location having good access to a range of local amenities and transport links, as well as being walking distance from Burton Hospital. The property benefits from off street parking, two reception rooms, modern kitchen, bathroom downstairs and a shower room to the first floor and three well proportioned bedrooms.



Accommodation

Entrance hallway

With stairs rising to the first floor and doors leading off to.

Dining room

With central heating radiator, double glazed window to the rear elevation, storage cupboard and door leading off to the kitchen.

Living room

With central heating radiator, double glazed window to the front elevation and coving ceiling .

Kitchen

With a selection of matching wall and base units, having a four ring electric hob with electric oven below, sink with mixer tap and drainer, space for washing machine, central heating radiator, double glazed window to the side elevation, double glazed door to the side access, recessed spotlighting, and a door leading off to.

Bathroom

With a three piece suite comprising bath with individual, hot and cold taps, low level WC, wash hand basin with individual hot and cold taps, central heating radiator, partially tiled walls and a double glazed window to the rear elevation.

First Floor Landing

With loft hatch, central heating radiator and doors leading off to:

Master Bedroom



With central heating radiator and a double glazed window to the front elevation.

Bedroom Two

With central heating radiator, storage cupboard and a double glazed window to the rear elevation.

Bedroom Three

With central heating radiator and a double glazed window to the rear elevation.







Shower Room

With a three piece suite comprising: low level wc, shower cubicle and wash hand basin.

Outside

The outside of the property to the front elevation offers a gravelled fore garden with pathway leading to a covered passageway. The passageway provides access to the front entrance door and a gate that leads to the back garden. The rear elevation offers a laid to lawn garden with a driveway at the bottom providing parking facility.





Floor 0



Floor 1

Approximate total area⁽¹⁾
86.65 m²
932.72 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

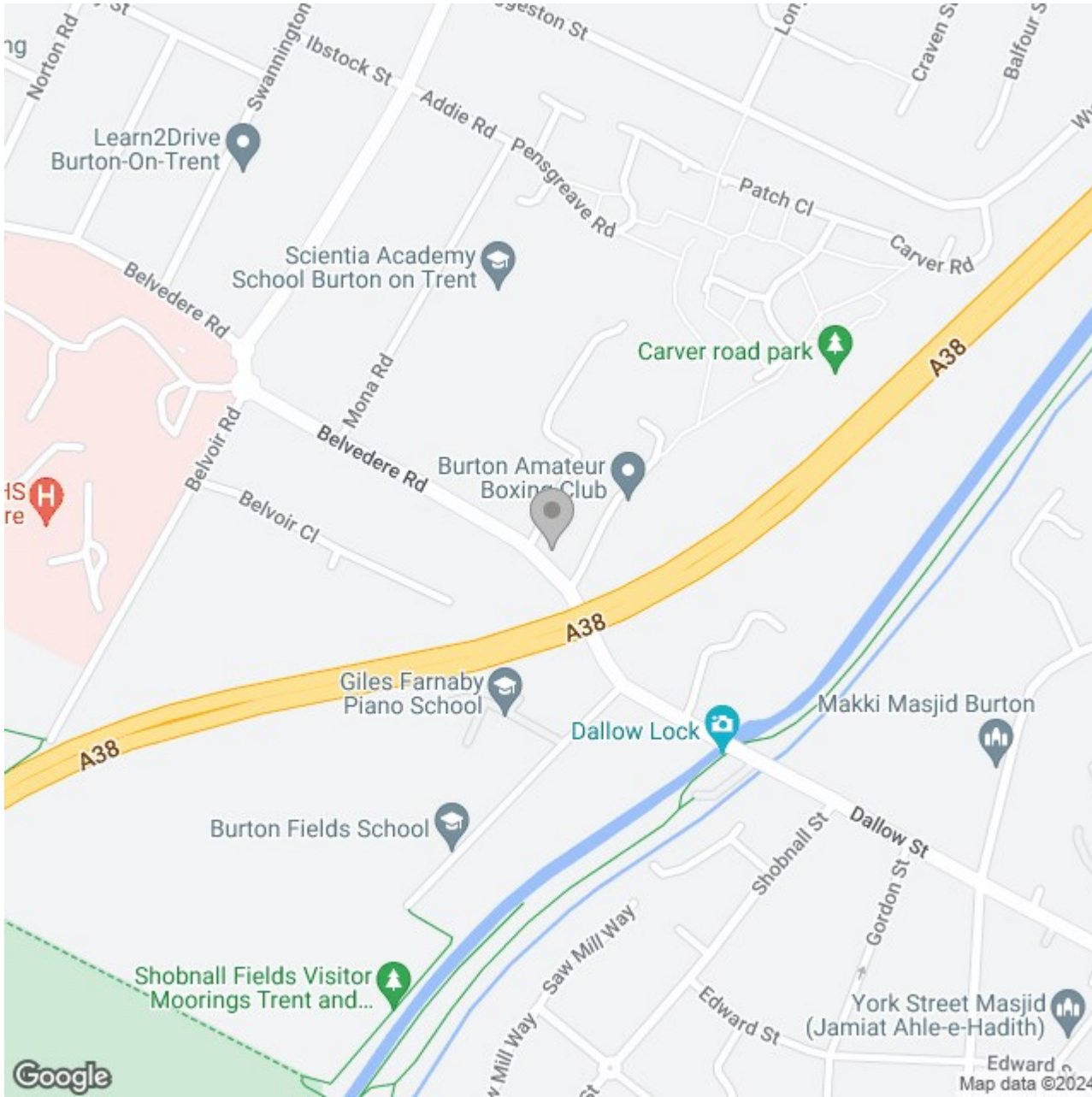
43.91 m²
472.64 ft²

(1) Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	