

13 Laburnum Road, Burton-On-Trent, DE15 9QQ

Asking Price £155,000





A well appointed three bedroom property, situated within a popular location, having good access to a range of local amenities and transport links. The property benefits from a large lounge diner, well maintained kitchen, three well proportioned bedrooms and a modern shower room. Viewing is highly recommended strictly via appointment only.

Accommodation

Entrance Hall

With central heating radiator, double glazed front entrance door and stairs rising to the first floor.

Hall

With upvc front entrance door and opening leading to the kitchen.

Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, sink with mixer tap and drainer, space for washing machine, tumble dryer, cooker and dishwasher, double glazed window to the rear elevation, under stairs storage cupboard and a double glazed door leading to the garden.

Living Room

With two central heating radiators, double glazed window to the front elevation, gas fire place, double glazed sliding doors leading out onto the patio and a door leading to the kitchen and hallway.

First Floor Landing

With airing cupboard, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, built in sliding mirror wardrobe and a double glazed window to the front elevation.





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

Bedroom Three
With central heating radiator, double glazed window to the front elevation and a recessed wardrobe space.

Shower Room
With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, double shower with electric shower over, heated ladder towel rail and a double glazed window to the rear elevation.

Outside
The outside of the property to the front elevation offers a driveway providing parking facility with steps leading down to the front entrance door. The rear elevation offers an enclosed garden, having a covered patio area ideal for seating and a laid to lawn area.

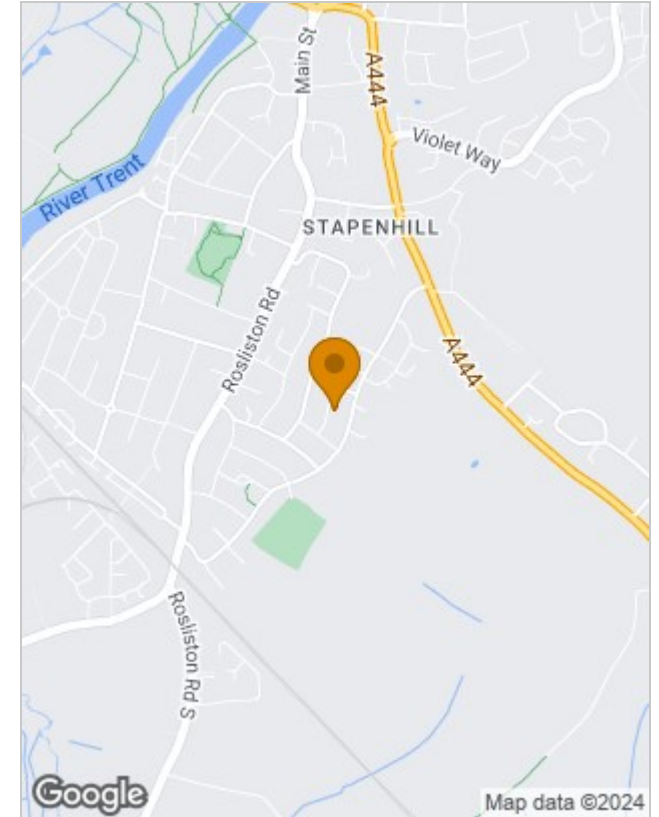




Floor Plans



Location Map



Energy Performance Graph

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

Please contact our Abode Burton Sales Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.