







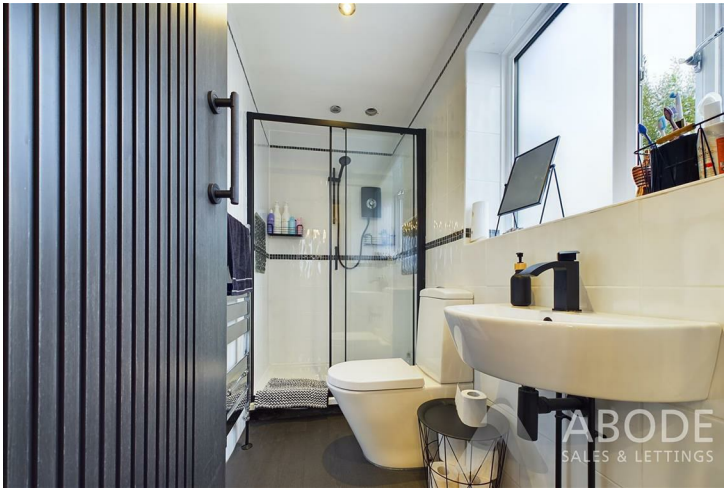
A superb opportunity to obtain a four bedroom semi detached property, situated within the desirable village of Barton under needwood, having catchment for John Taylor High School. The property benefits from a fully renovated first floor including new ensuite and family bathroom. The ground floor has fantastic potential for improvement and has drawings for an extension. The property externally offers a double tandem garage, single garage and a driveway providing ample parking facility. Viewing is highly recommended strictly via appointment only.







ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS











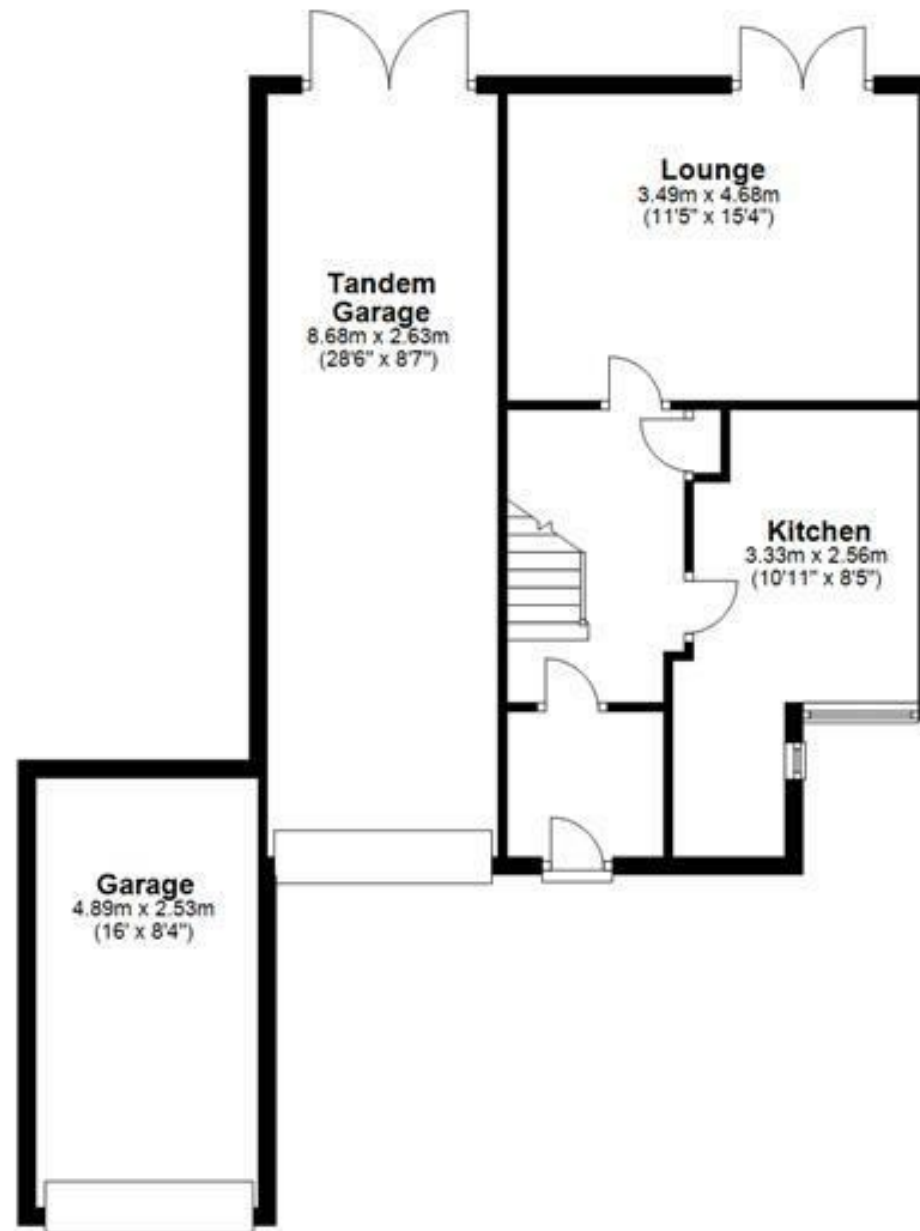








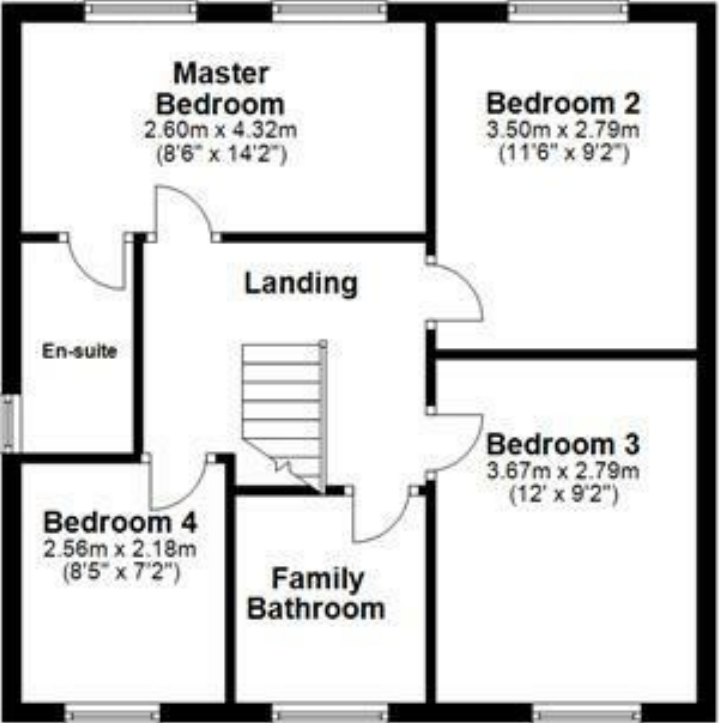
## Ground Floor

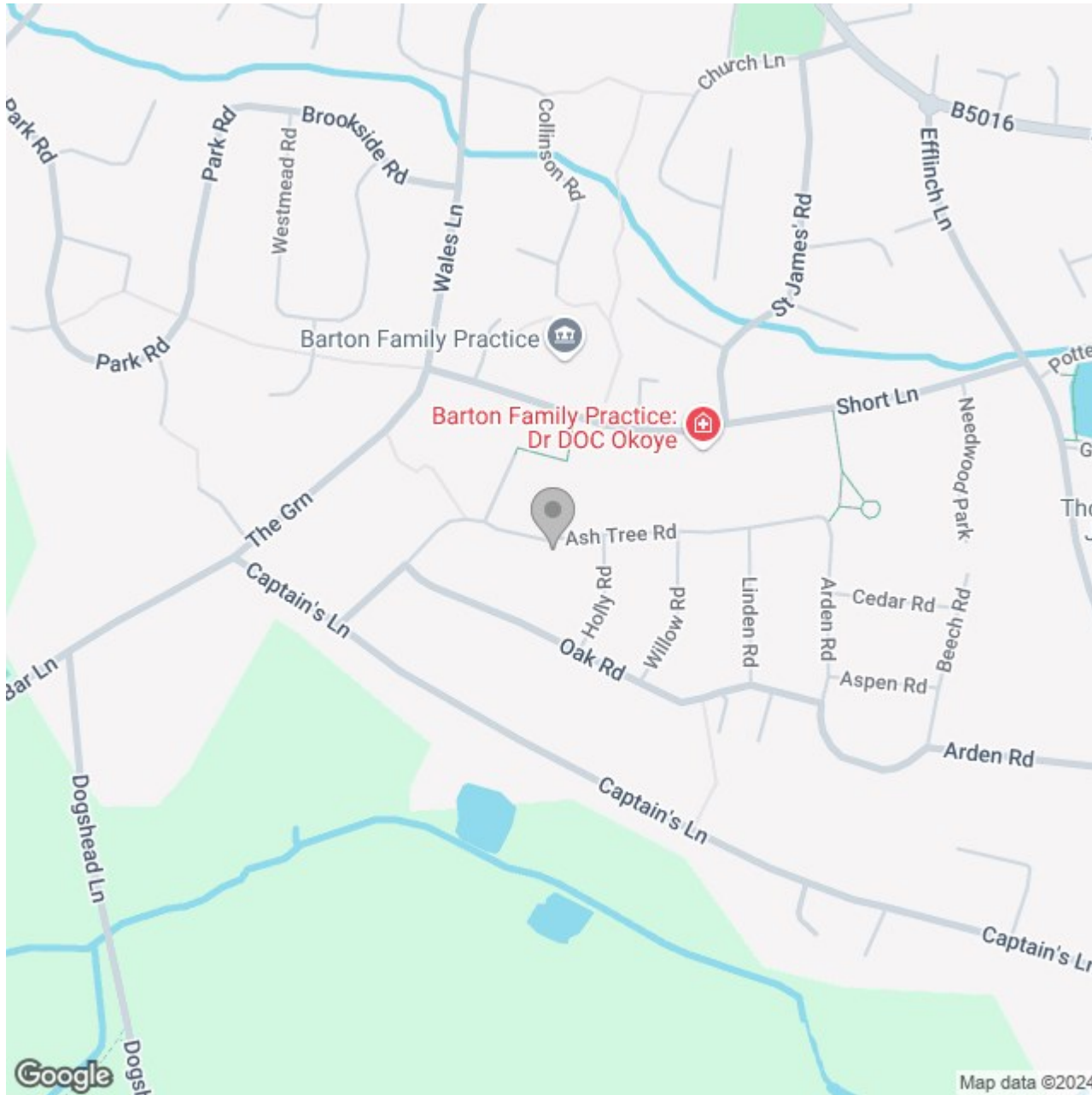


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



**First Floor**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</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	