





A delightful two-bedroom mid-town house ideal for the first-time buyer or investor.

The centrally heated and double glazed accommodation comprises a fitted kitchen, a spacious lounge diner and cloakroom. To the first floor there are two double bedrooms and a family bathroom.

Outside the property has double off-road parking, and an enclosed rear garden provides a private outdoor space.

Situated in the sought-after St. Modwen Homes development in Branston which is conveniently located to modern amenities and A38 link roads.

Viewing by appointment only.



Entrance Hallway

Cloakroom

Kitchen

9.9 x 6.1

Lounge Diner

13.4 x 13.5

Landing

Bedroom One

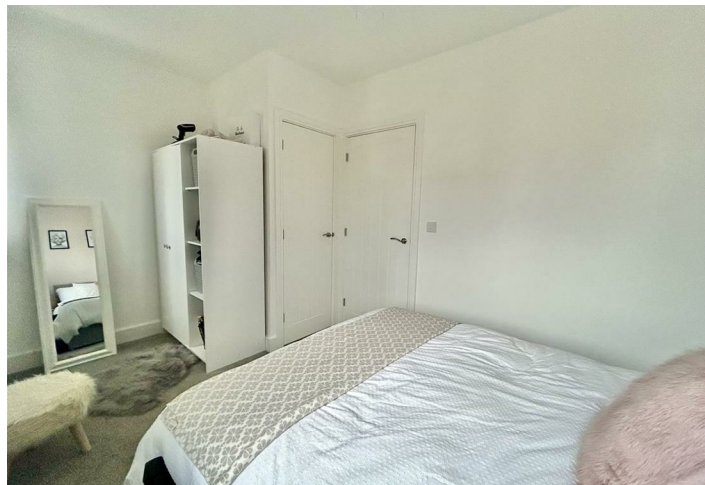
13.6 x 8.5

Bedroom Two

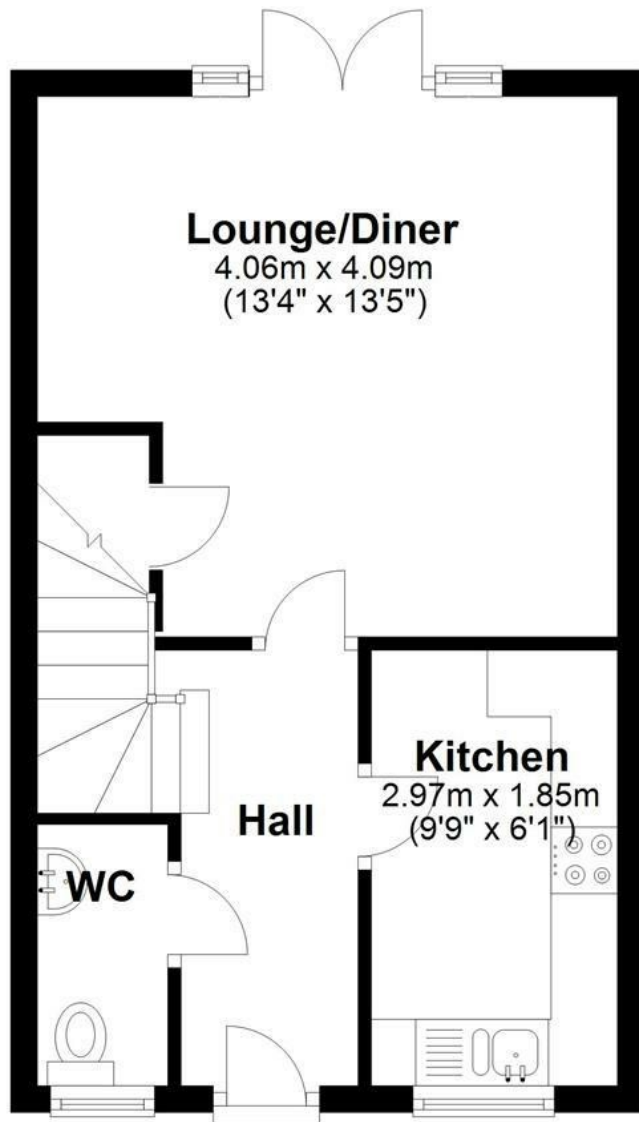
13.6 x 8.

Family Bathroom

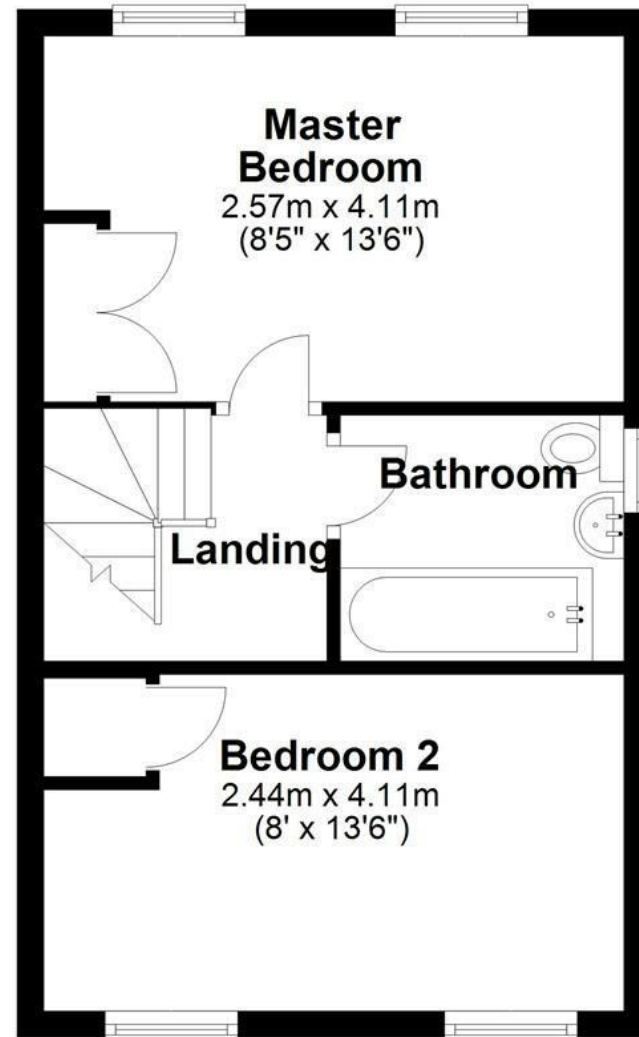




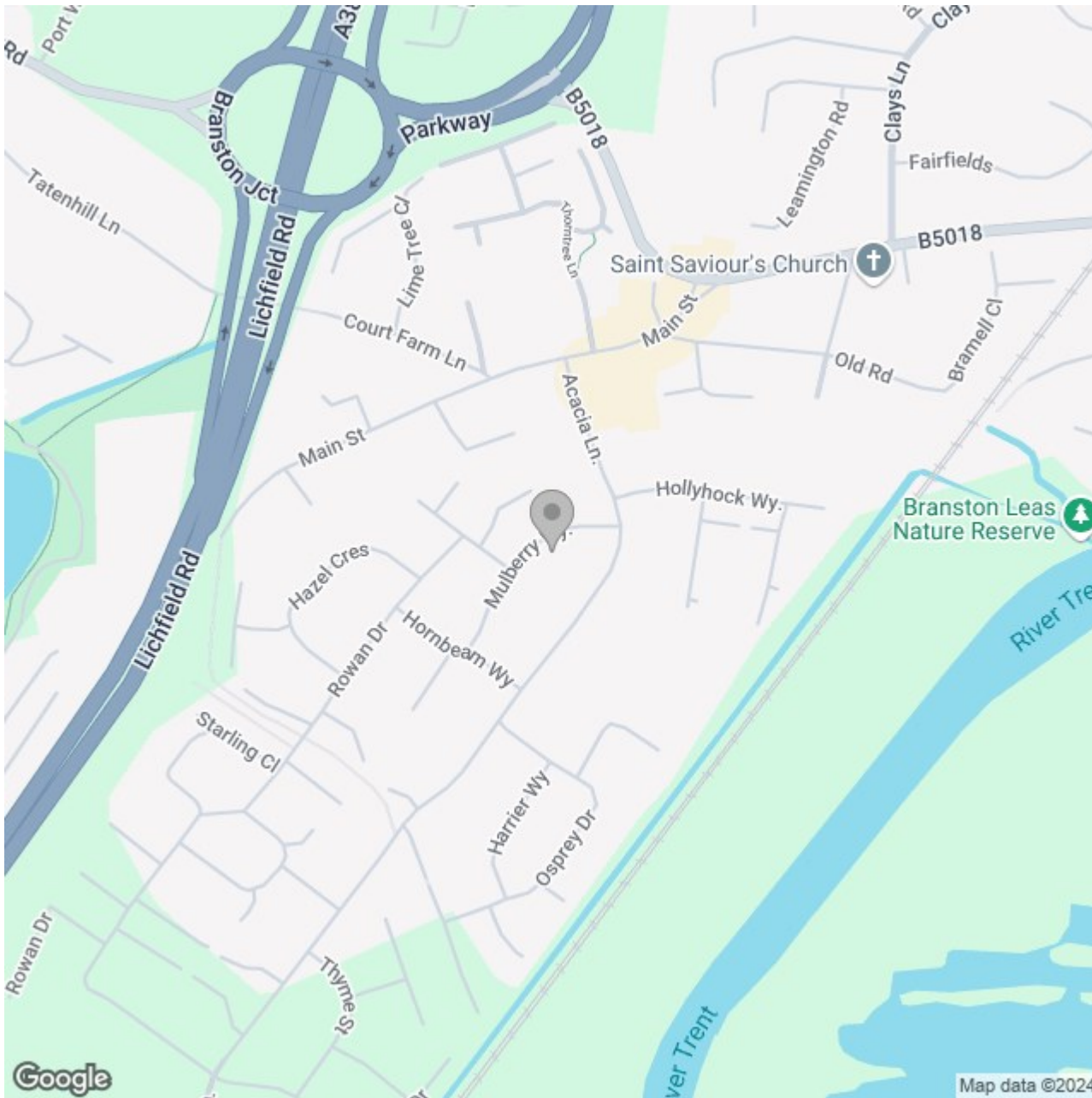
Ground Floor



First 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.



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	