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SALES & LETTINGS

Riverside Park, DE14 1RL

Asking Price £84,995

https://www.abodemidlands.co.uk

* * CASH BUYERS ONLY * * Situated on the ever-popular Riverside Park development in Burton-upon-Trent, this well-presented two-bedroom park home offers comfortable single-storey living on a generous and low-maintenance plot. The property enjoys a pleasant position within the development and benefits from attractive wrap-around gardens, a spacious living area and practical internal accommodation throughout. Ideal for those seeking a quieter pace of living whilst remaining close to everyday amenities.

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Accommodation

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The property is accessed via a useful entrance porch which provides sheltered access into the home and additional storage space. From here, you enter into the main living room, a bright and spacious reception area with windows to the front and side elevations allowing plenty of natural light. There is ample room for both lounge and dining furniture, and a feature fireplace creates a focal point within the room.

Leading off the living space is the fitted kitchen, which is arranged with a range of wall and base units with preparation surfaces over, inset sink and space for freestanding appliances. The layout is practical and well positioned within the home.

An inner hallway provides access to the remaining accommodation. The master bedroom is a comfortable double room with fitted storage and a pleasant outlook. Bedroom two is well suited as a guest bedroom, dressing room or study, depending on individual requirements. The shower room is fitted with a corner shower enclosure, low-level WC and wash hand basin, complemented by tiling and natural light from the window.

Outside

Externally, the property occupies a well-maintained plot with a lawned frontage bordered by decorative brick edging. A paved pathway leads to the entrance and continues around the side of the home, with gravelled sections designed for ease of maintenance. The rear garden is predominantly laid to gravel with paved seating areas, enclosed by fencing and mature boundaries, creating a private and manageable outdoor space.

Location

Riverside Park is a well-established residential park development located in Burton-upon-Trent. The park offers convenient access to local shops, supermarkets and transport links, with the town centre and the A38 easily accessible. The setting provides a community-focused environment, ideal for those looking to enjoy peaceful surroundings while remaining well connected.

Additional Information

- Tenure: Leasehold (purchasers should confirm).
- Ground rent/service charge: circa £194 per month.
- No dogs are allowed on this site.

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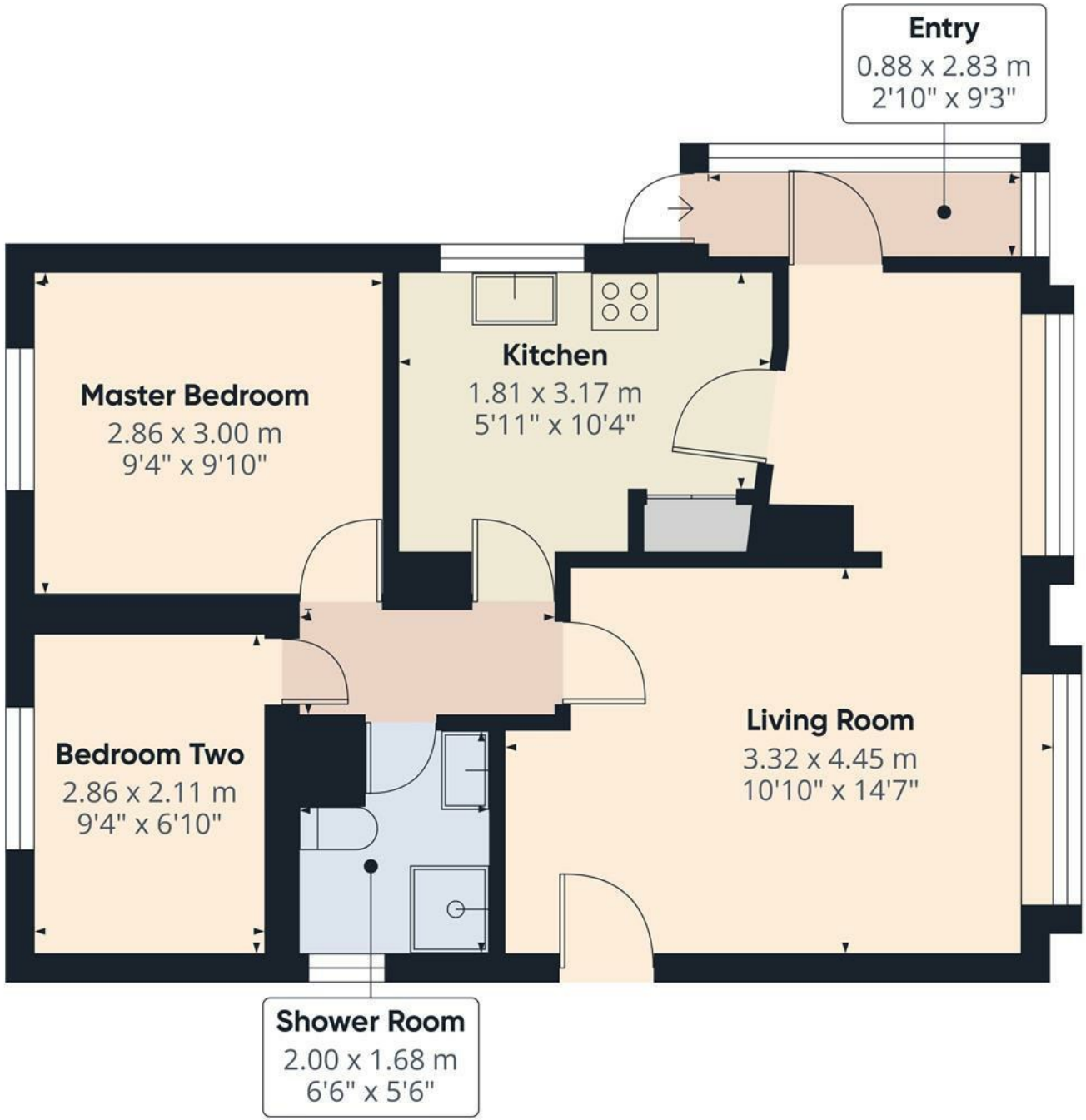

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Approximate total area(1)

49.9 m²

537 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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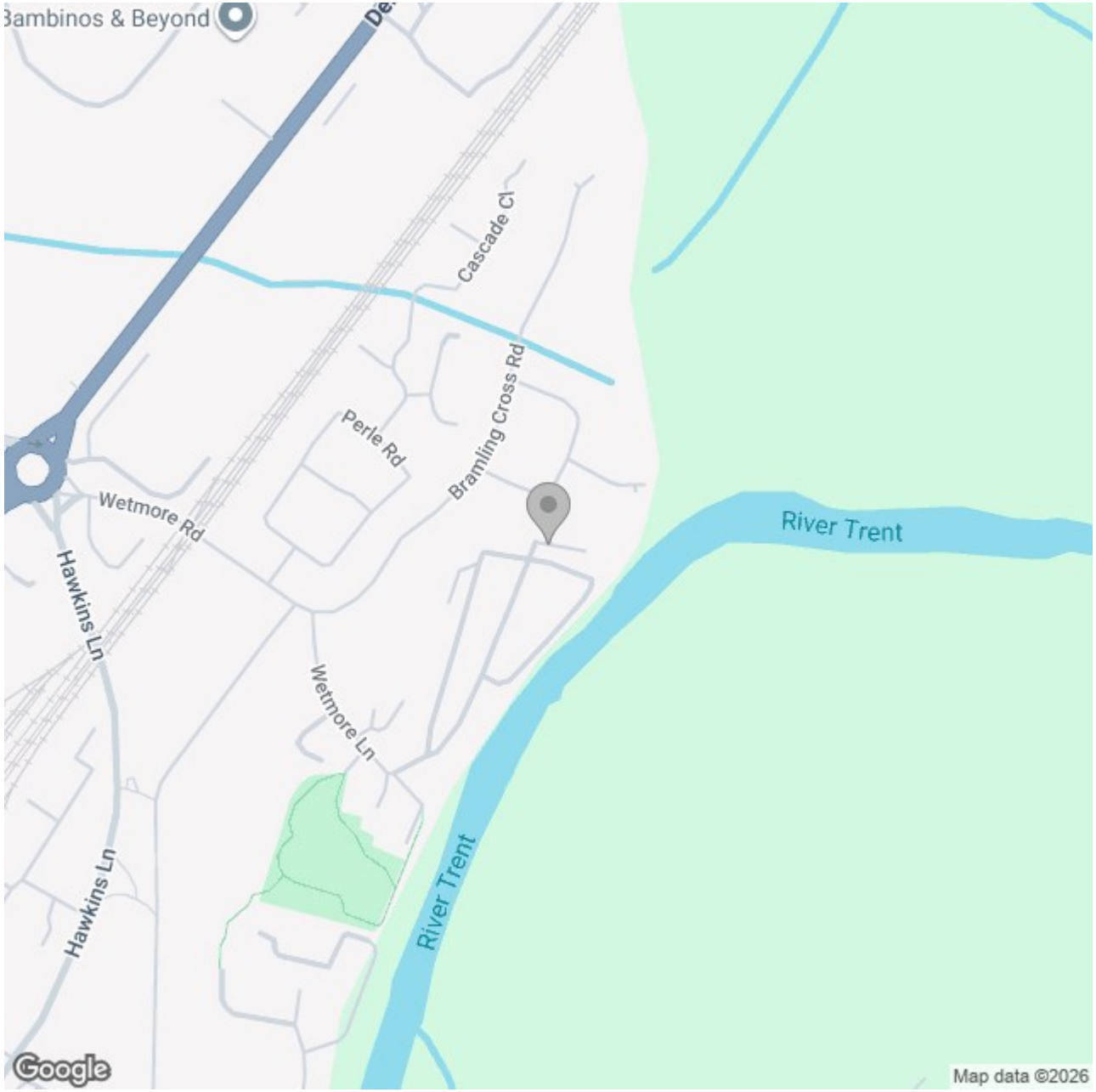

Energy Efficiency Rating

	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

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