





Situated within close proximity to Burton town centre and less than a mile from Burton Hospital, this semi-detached bungalow offers generous accommodation, benefiting from gas central heating and being sold with no onward chain via probate sale (which is currently awaited and could cause a delay in the purchase process).



Accommodation

The property begins with a front porch, leading to the entrance hallway, which includes a handy coats cupboard. The hallway provides access to the front-facing lounge, which enjoys views over the front garden.

At the rear of the property, the kitchen-diner is equipped with a range of fitted units, space for freestanding appliances, a gas point for a cooker, and a wall-mounted gas-fired combination boiler. A glazed door opens directly onto the rear garden.

The bungalow includes two bedrooms, with the generously sized master bedroom positioned at the rear of the property. The bathroom features a three-piece suite. Outside, the front block-paved driveway provides off-road parking and leads to a single garage. A side gate gives access to the rear garden, which includes a lean-to summerhouse and a garden shed.

Dimensions

Lounge - 5.38m x 3.30m (17'8 x 10'10) -

Kitchen Diner - 3.76m x 2.74m (12'4 x 9'0) -

Bedroom One - 3.43m x 3.18m (11'3 x 10'5) -

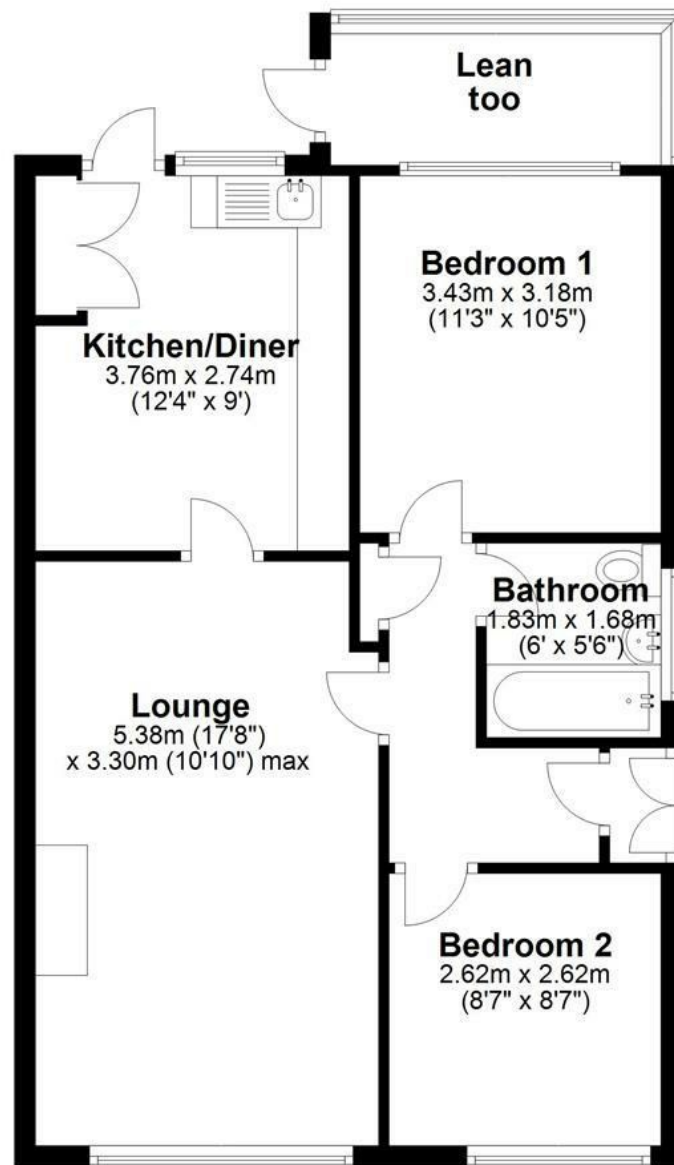
Bedroom Two - 2.62m x 2.62m (8'7 x 8'7) -

Bathroom - 1.83m x 1.68m (6'0 x 5'6) -

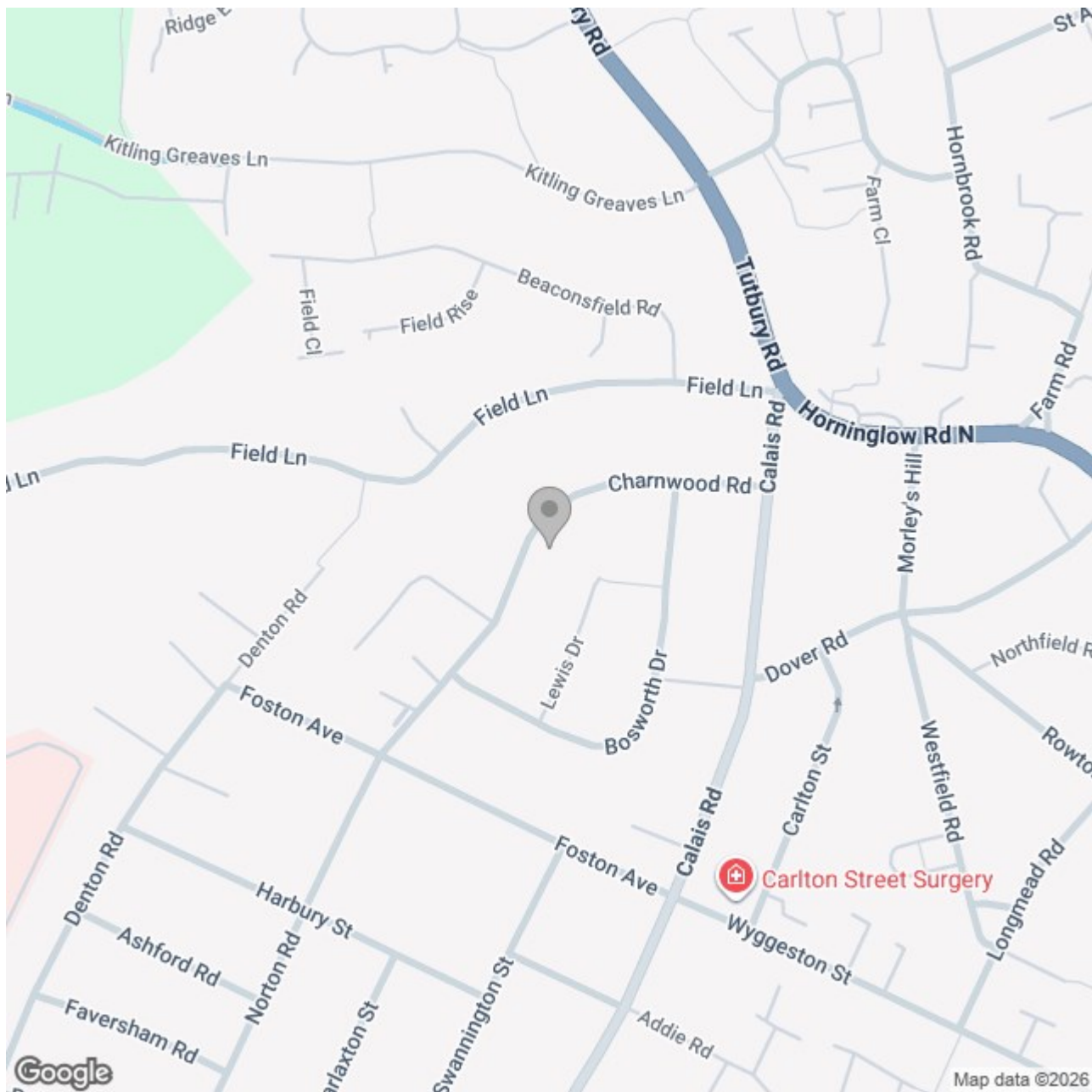




Ground Floor



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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