

\*\*\*\* IMPRESSIVE TWO  
BEDROOM PROPERTY  
PERFECT FOR A FIRST TIME  
BUYER \*\*\*\* Benefitting from  
upvc double glazed windows  
and a gas heating system  
the property in brief offers a  
lounge with feature  
fireplace, fitted dining  
kitchen and a bathroom,  
plus two double bedrooms.  
Useful covered outdoor  
seating area and a garden.  
Richmond Street is  
conveniently located on the  
edge of Burton town centre  
and with-in walking distance  
of the local amenities.



## LOUNGE

Upvc entrance door into the lounge with a upvc double glazed window to the front elevation, radiator and a feature fireplace housing an electric fire.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, radiator and under stairs storage cupboard.

## BATHROOM

Panel enclosed bath with both an electric shower and mains shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## LEAN TO

Useful area off the kitchen offered a covered area perfect for entertaining and with plumbing for the washing machine

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows and a radiator.

## BEDROOM 2

Two upvc double glazed windows and a radiator.

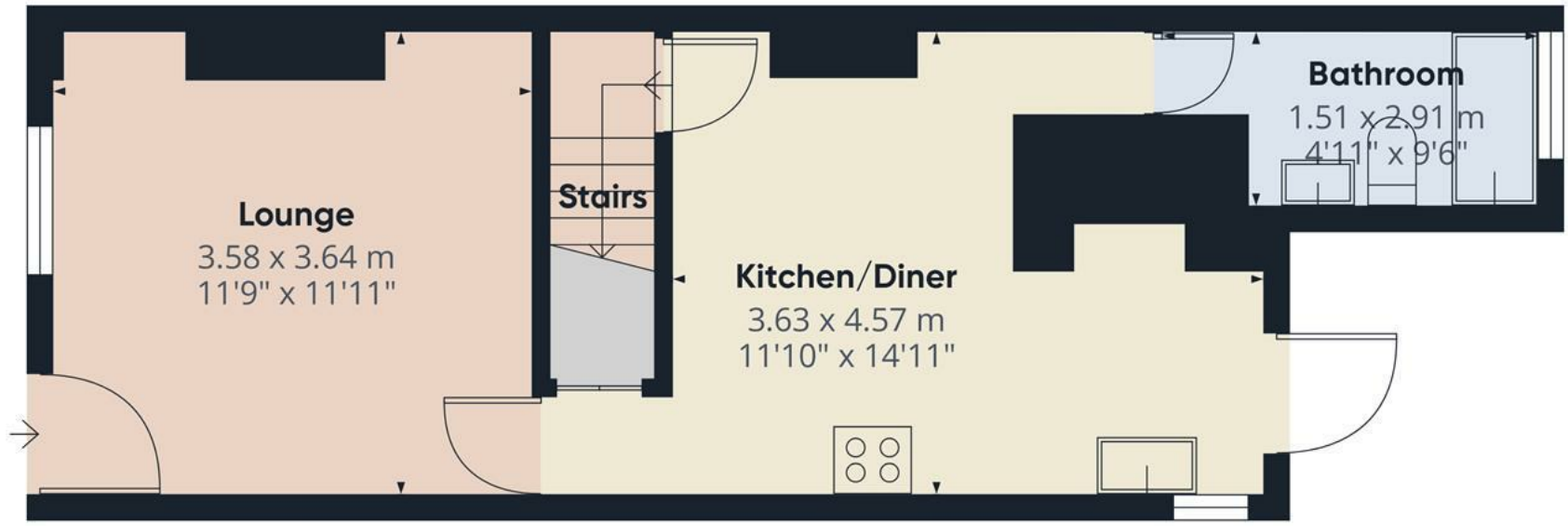
## OUTSIDE

Paved seating area and a greenhouse.









Approximate total area<sup>(1)</sup>  
33.5 m<sup>2</sup>  
361 ft<sup>2</sup>

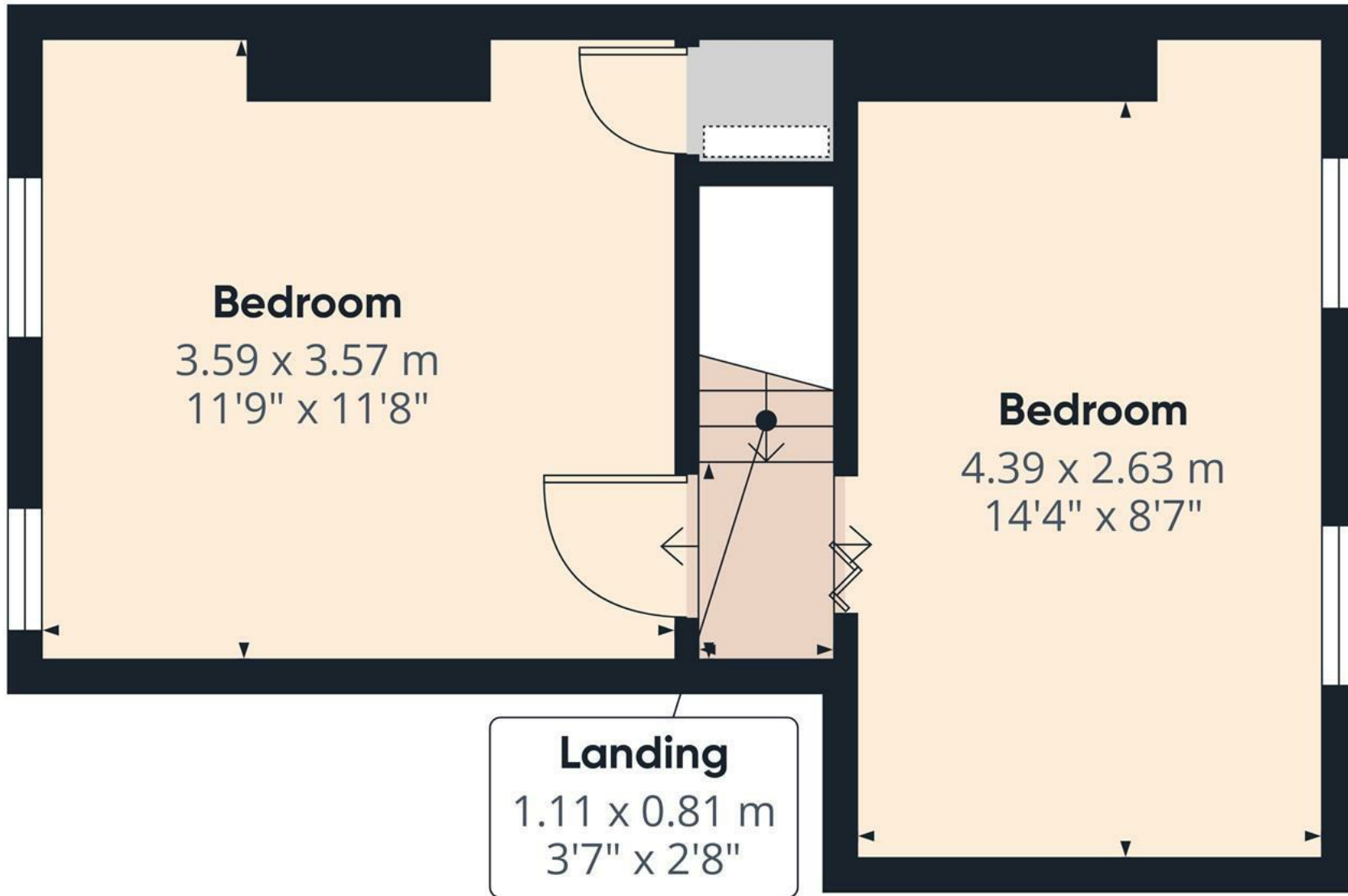
(1) Excluding balconies and terraces

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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Floor 0



**Bedroom**  
3.59 x 3.57 m  
11'9" x 11'8"

**Bedroom**  
4.39 x 2.63 m  
14'4" x 8'7"

**Landing**  
1.11 x 0.81 m  
3'7" x 2'8"



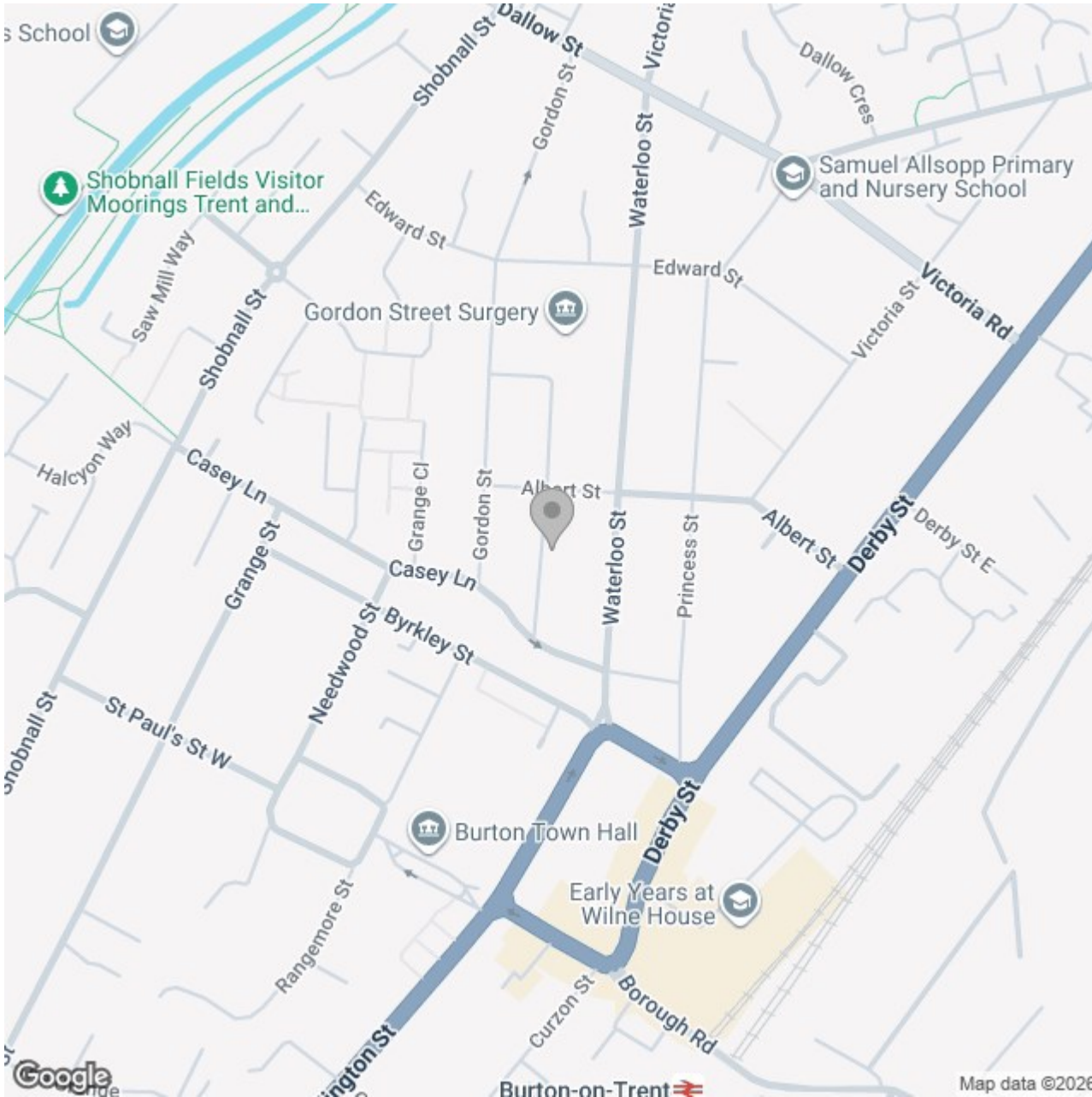
Floor 1

**Approximate total area<sup>(1)</sup>**  
25.9 m<sup>2</sup>  
279 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	