ABODE
SALES & LETTINGS

Shobnall Street, DE14 2HH

Asking Price £149,000

https://www.abodemidlands.co.uk

*** SOLD WITH TENANT IN SITU *** A traditional three-bedroom terraced home positioned within a convenient location on Shobnall Street, Burton-on-Trent, offering generous accommodation across two floors together with a substantial rear garden. The property would make an ideal purchase for first time buyers, families or investors seeking a well-proportioned home close to Burton town centre, local amenities and transport links.

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Accommodation

Digitally Altered

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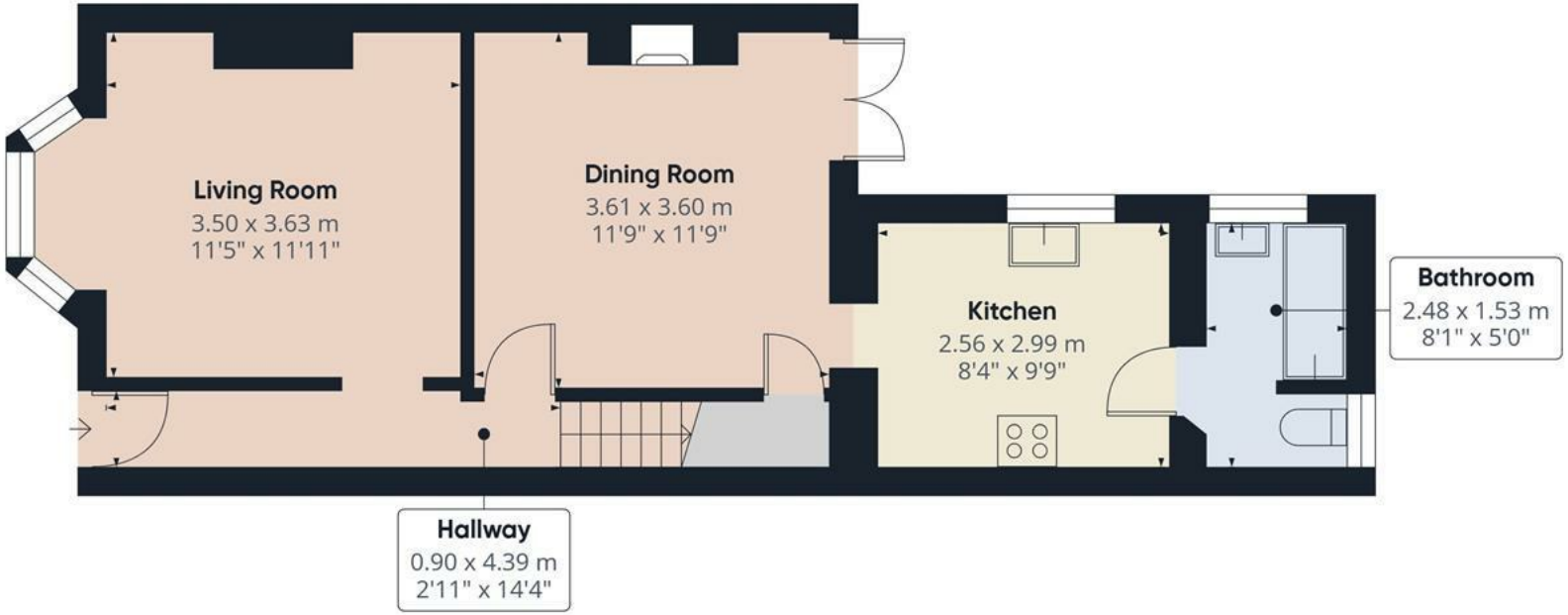

Floor 0

Floor 1

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Approximate total area(1)

80.9 m²

871 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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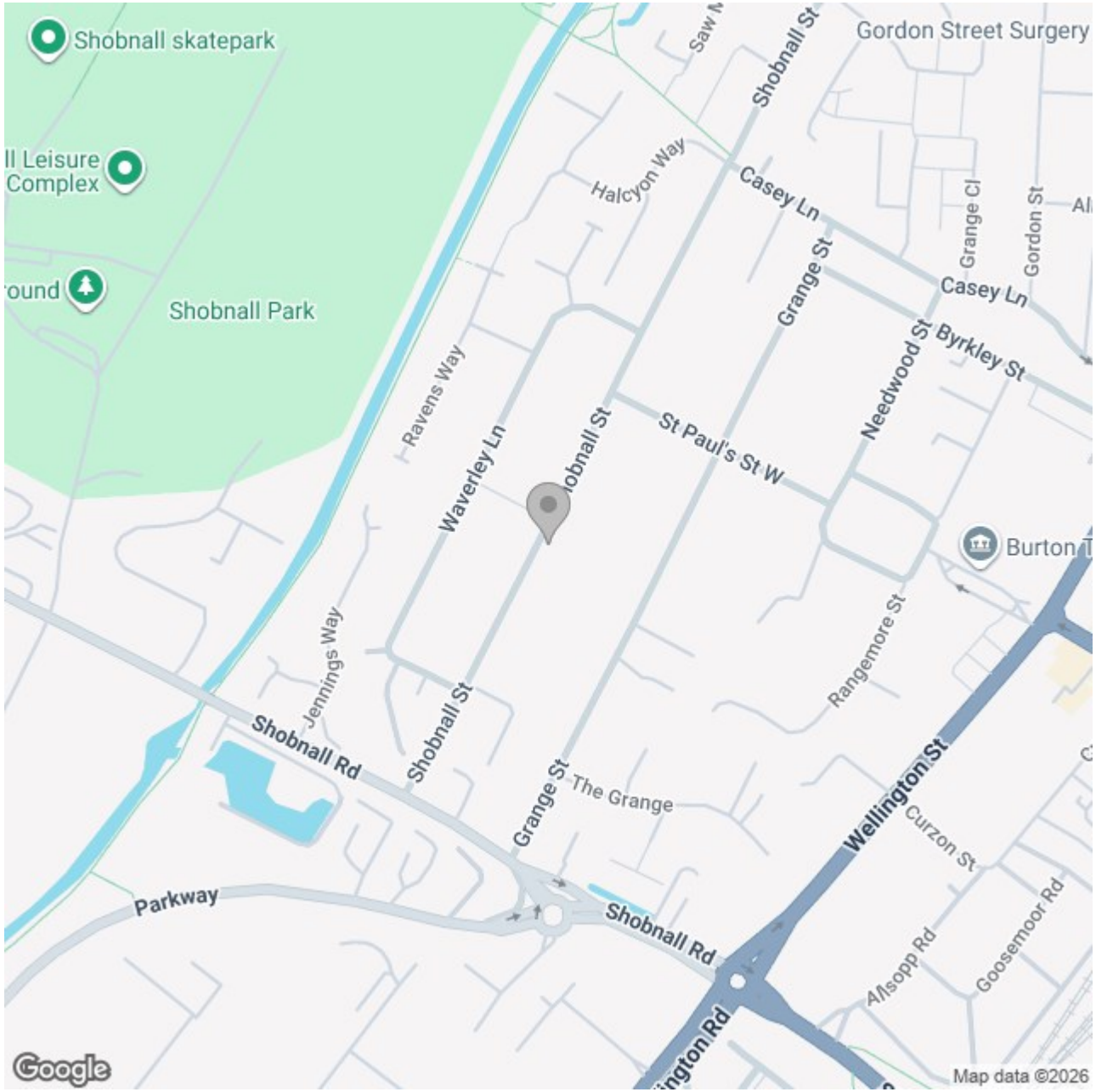

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.