





This three-bedroom end townhouse in Branston offers well-proportioned accommodation throughout, complemented by a garage, off-street parking, and a notably generous plot for a property of its type. Positioned on a corner-style setting, the home benefits from a larger-than-average rear garden, providing excellent outdoor space alongside practical internal living.



Accommodation

Ground Floor

The accommodation opens into an entrance hallway with stairs rising to the first floor and access into the main living space. The living room is a well-sized reception area with a window to the front elevation, offering a comfortable layout for seating and day-to-day living. To the rear, the kitchen diner spans the width of the property and is fitted with a range of wall and base units, preparation work surfaces, and space for appliances. There is ample room for a dining table, with French doors opening directly onto the rear garden, allowing for a good flow between indoor and outdoor space.

First Floor

The first-floor landing provides access to three bedrooms and the bathroom. The main bedroom is positioned to the front and offers a generous footprint. The second bedroom is another well-proportioned room overlooking the rear garden, while the third bedroom provides a versatile space suitable for a single bedroom, nursery, or home office. The bathroom is fitted with a modern three-piece suite including a bath with shower over, wash hand basin, and low-level WC, finished with tiled walls and flooring.

Outside

Externally, the property occupies a particularly good-sized plot for this style of home. The rear garden is mainly laid to lawn with a patio area adjacent to the property, providing space for seating and outdoor dining. The plot extends wider than typical, creating a more open feel and additional usable space. To the front, there is off-street parking leading to a single garage, along with side access to the rear garden.

Location

Situated in Branston, the property is well placed for access to a range of local amenities including shops, schools, and leisure facilities. Branston offers convenient access to Burton-on-Trent town centre, along with excellent transport links via the A38, making it ideal for commuters. The area is also well regarded for schooling and provides access to nearby countryside walks and outdoor spaces.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

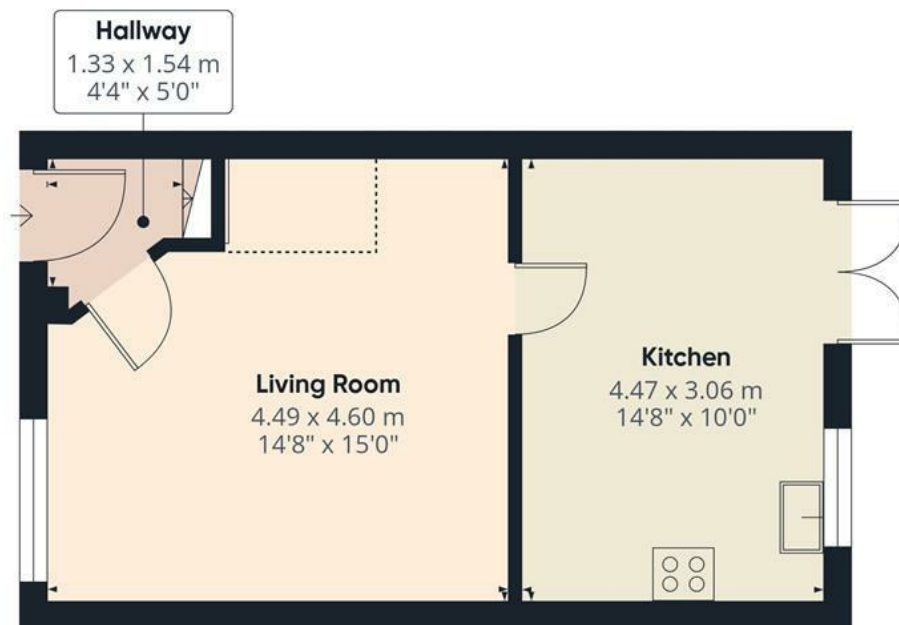
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

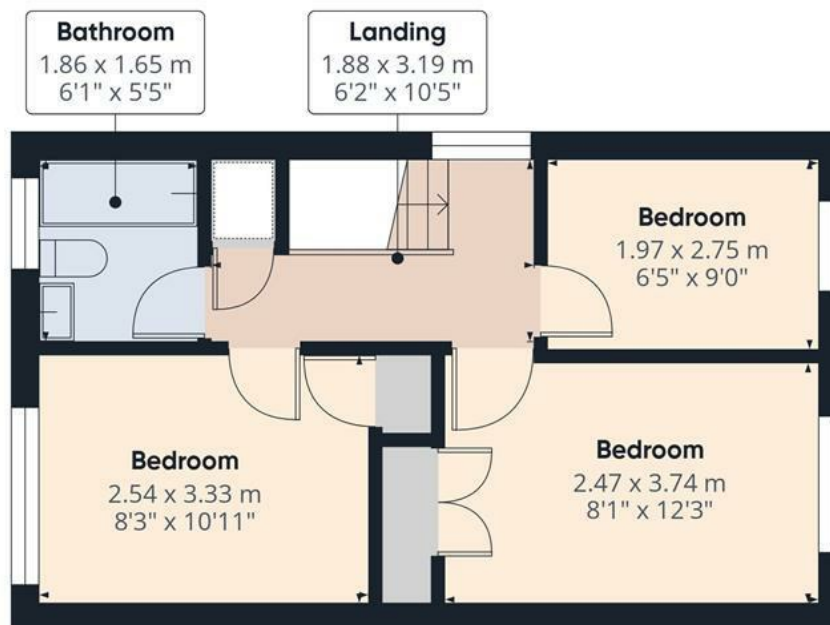
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor 0



Floor 1



Approximate total area⁽¹⁾

65.6 m²

706 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

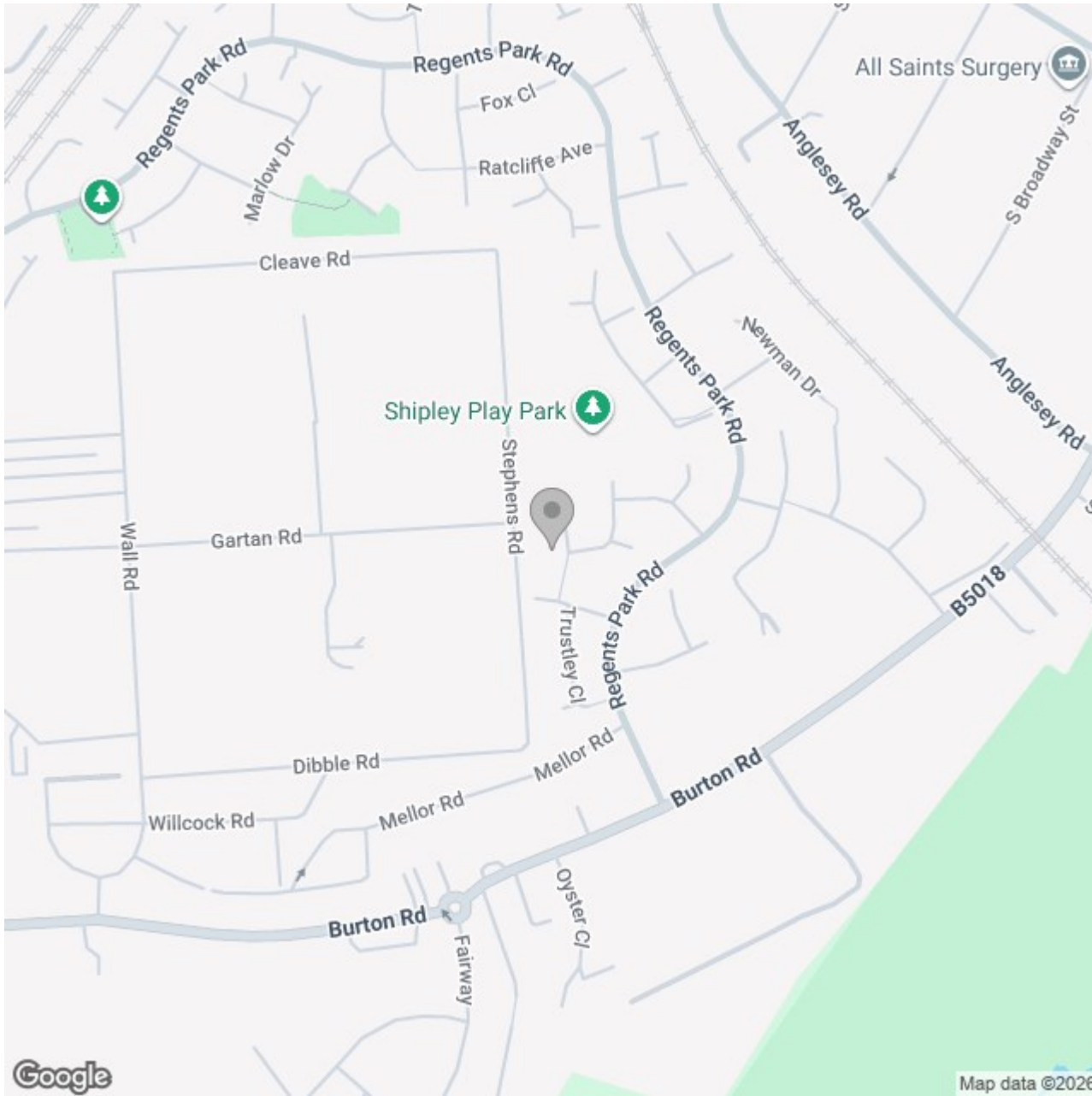
Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE 360





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 	