





**\*\*\* 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.



# Accommodation







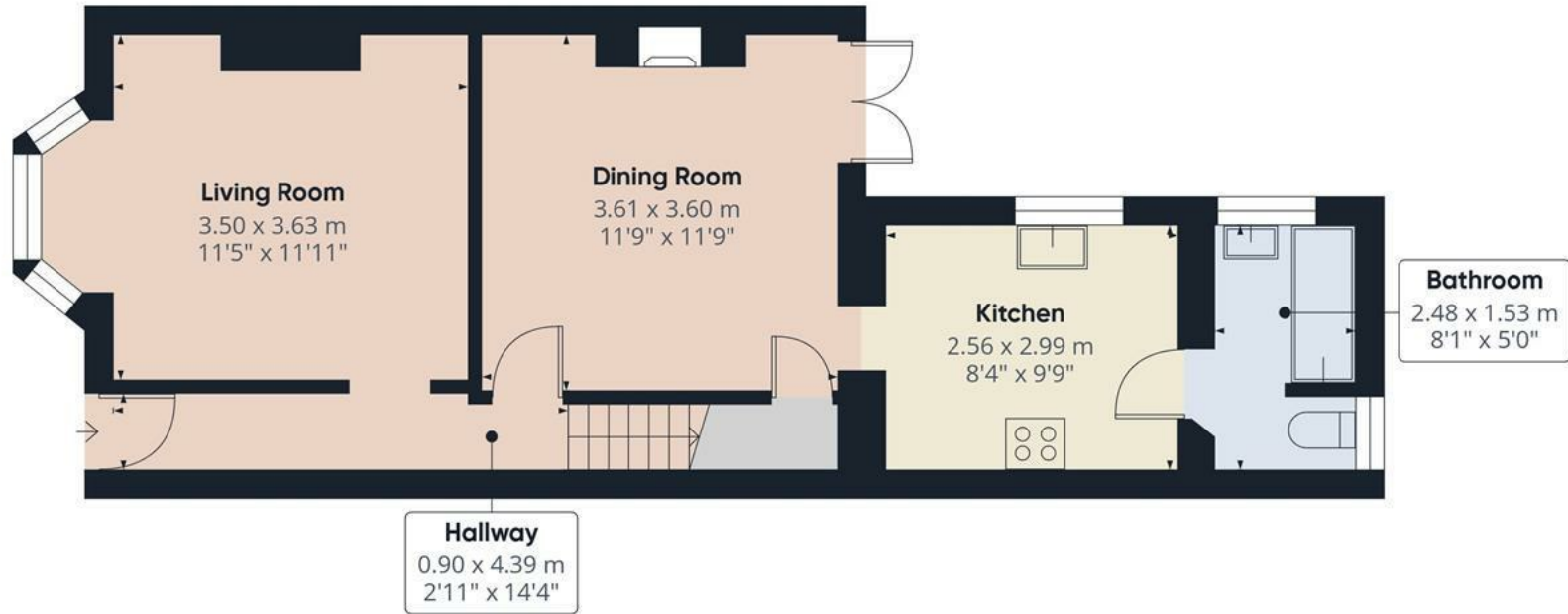






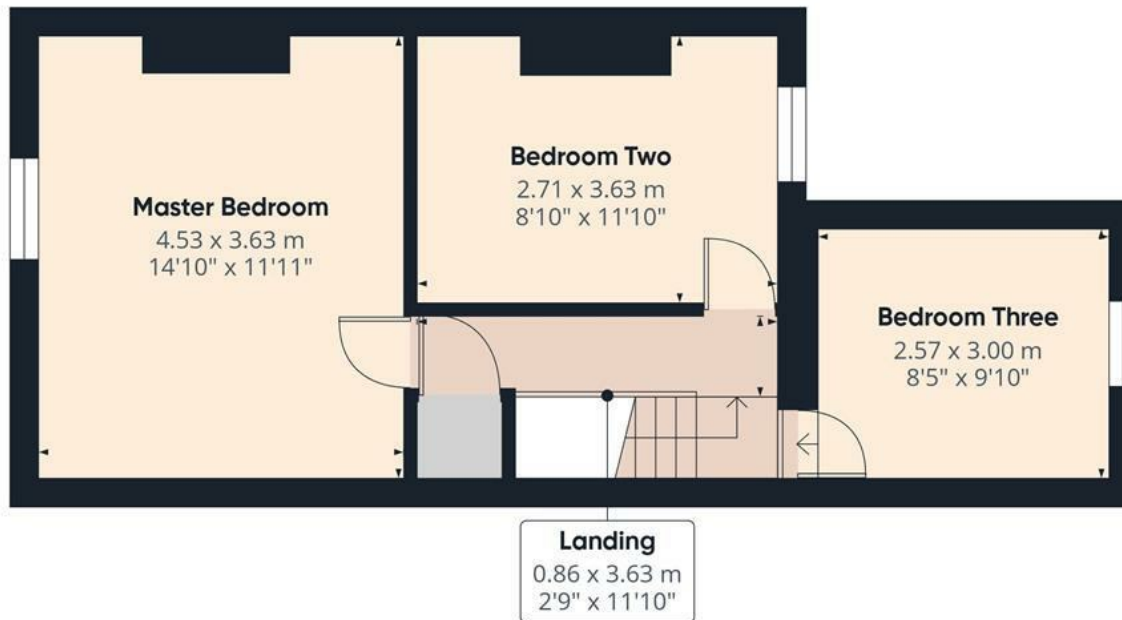






Floor 0

Approximate total area<sup>(1)</sup>  
80.9 m<sup>2</sup>  
871 ft<sup>2</sup>



Floor 1

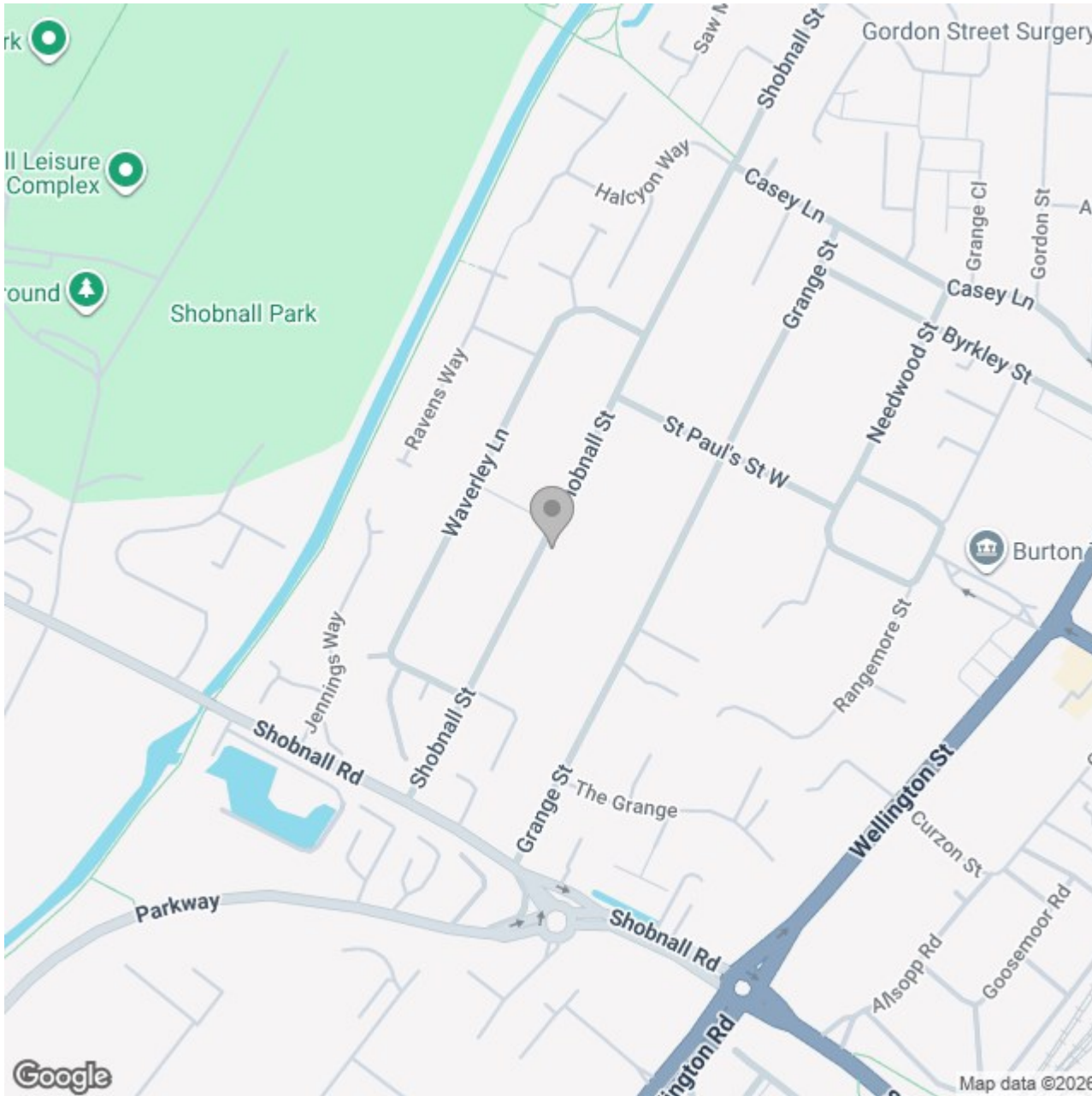


(1) Excluding balconies and terraces

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

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	