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SUMMARY

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ACCOMMODATION

Leading through a composite front entrance door.

KITCHEN DINER

With a selection of matching wall and base units with a selection of drawers, straight edge preparation work surface with a single bowl Lamona sink with drainer and mixer tap, space for washing machine, dishwasher and fridge freezer, Lamona oven and grill, a breakfast bar with a selection of drawers below, overhang for barstools, straightedge laminate preparation work surface with a four ring hob with over hob extractor, double glaze UPVC windows to the front and rear elevation, double glaze UPVC sliding door out onto the patio, space for tumble dryer, central heating radiator and a dining area with stairs rising off to the first floor.

LIVING ROOM

With recessed spotlighting, window to the rear, central heating radiator and a double glazed window to the front elevation.

FIRST FLOOR LANDING

With loft hatch and doors leading off to:

MASTER BEDROOM

With double glazed UPVC windows to the front and rear elevation and central heating radiator.

SHOWER ROOM

With a three-piece suite comprising: low-level WC, wash hand basin with vanity unit mixer tap and a range of built-in cupboards, shower cubicle with glass doors, gravity shower over with rain shower and handset, heated ladder towel rail, recessed spotlighting and a UPVC window to the rear elevation with opaque glass.

BEDROOM TWO

With two double glazed UPVC windows to the front elevation central heating radiator and a double built-in wardrobe.

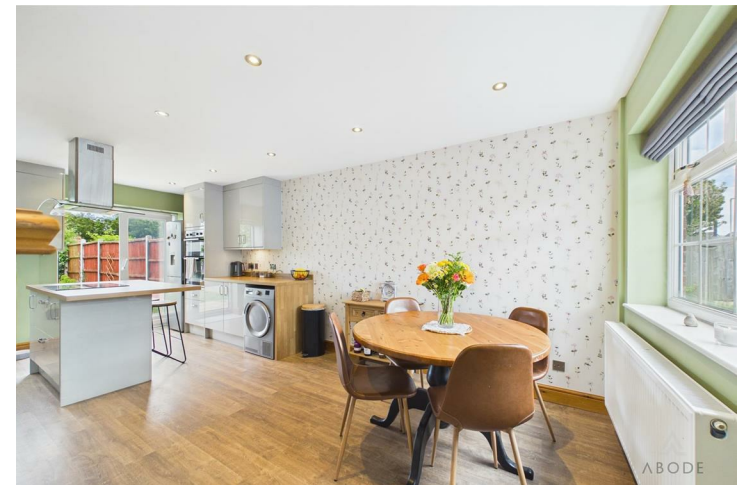


BEDROOM THREE

With electric radiator and a double glazed UPVC window to the rear elevation.

OUTSIDE

The outside of the property to the front elevation has a block paved driveway providing off street parking, which leads to the front entrance door, having a storm porch over. The rear elevation has a mainly laid to lawn garden with patio area ideal for seating and a garage providing storage space.







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.

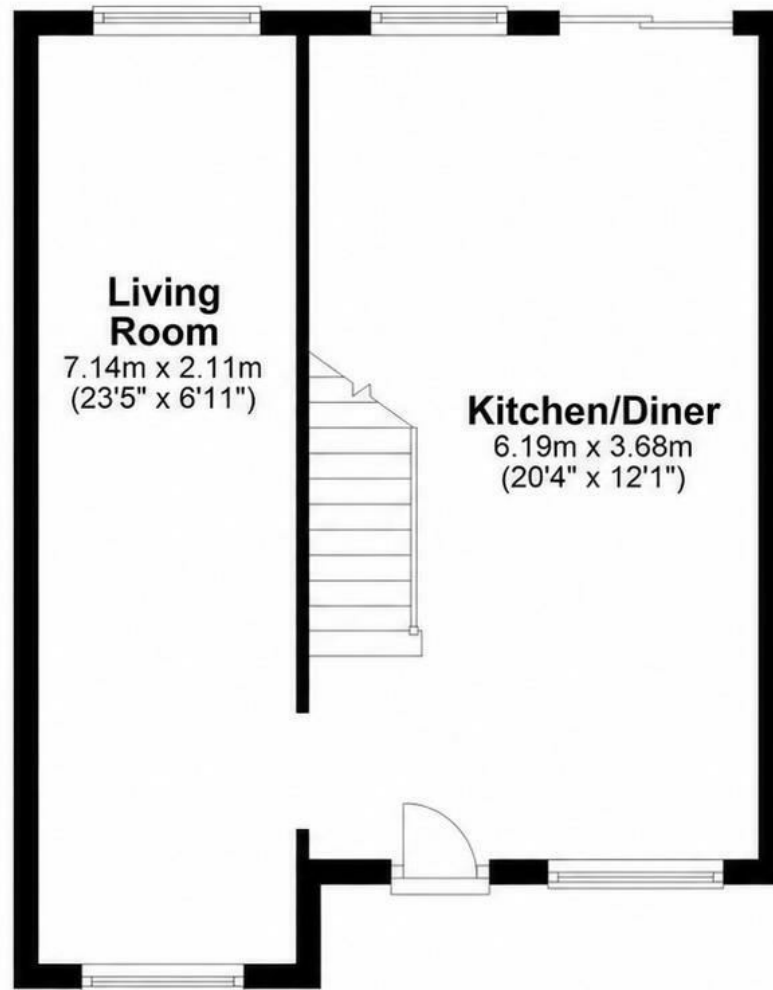




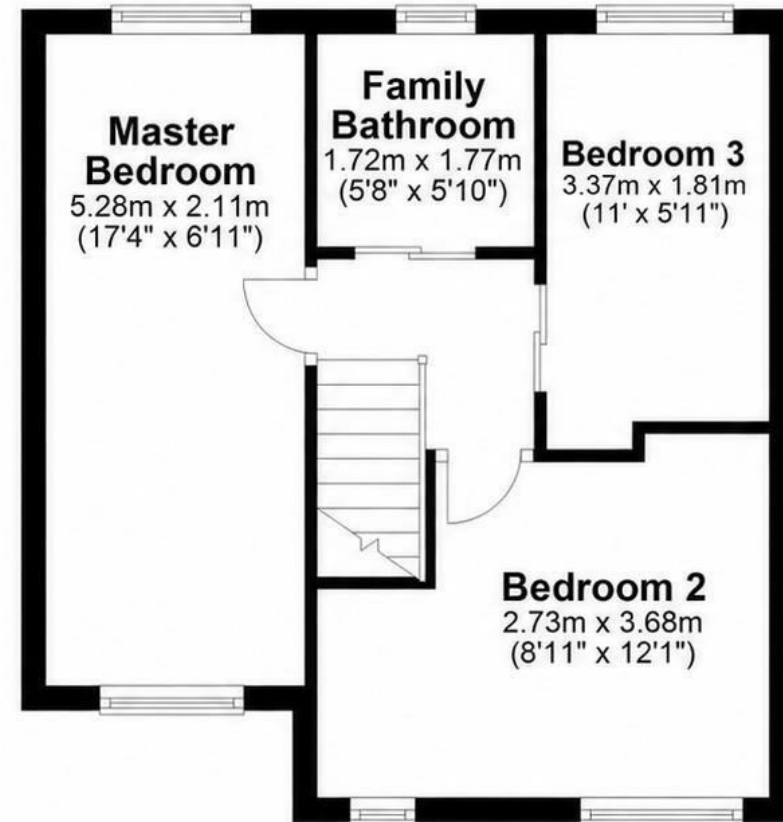




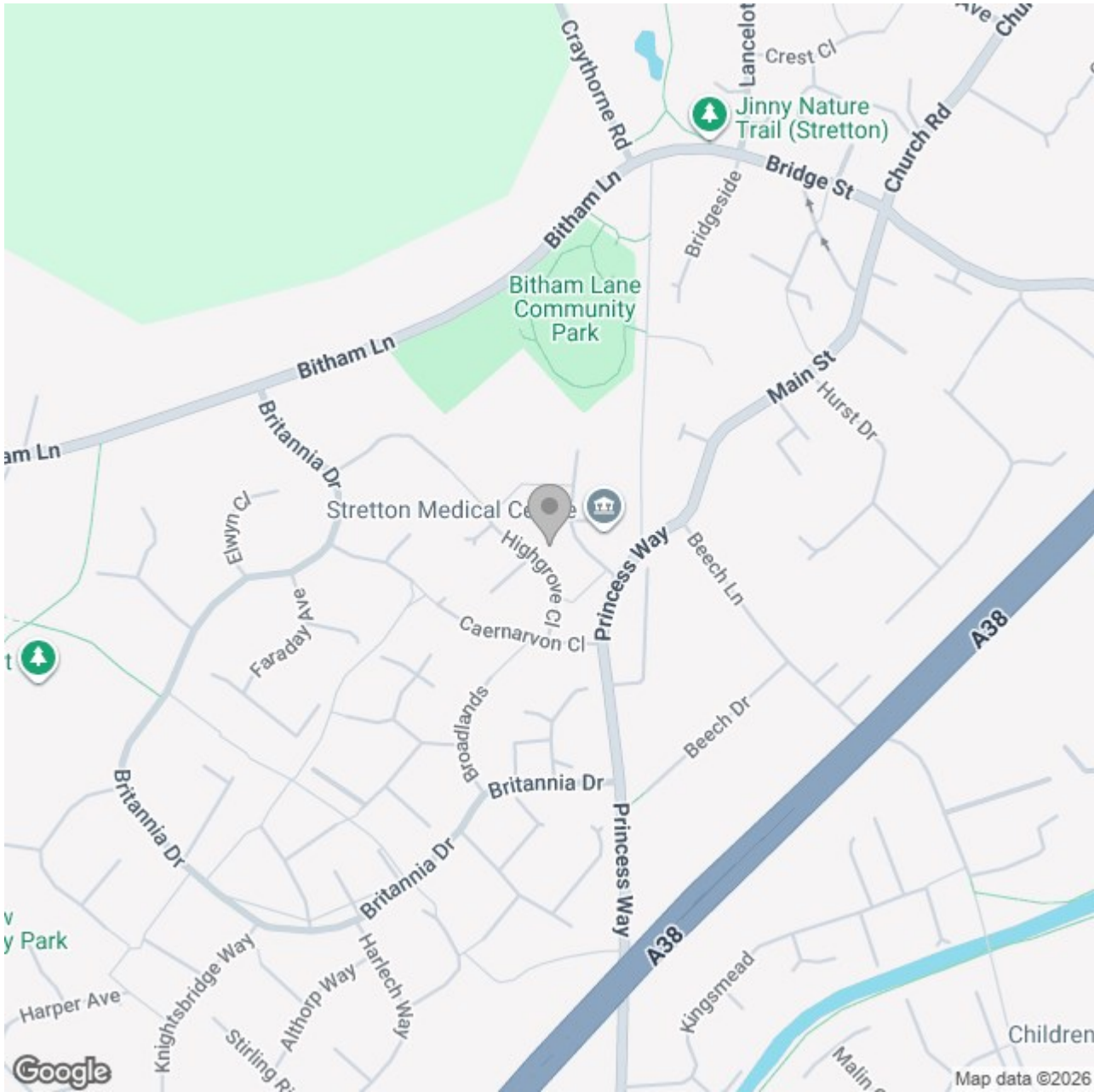
Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
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