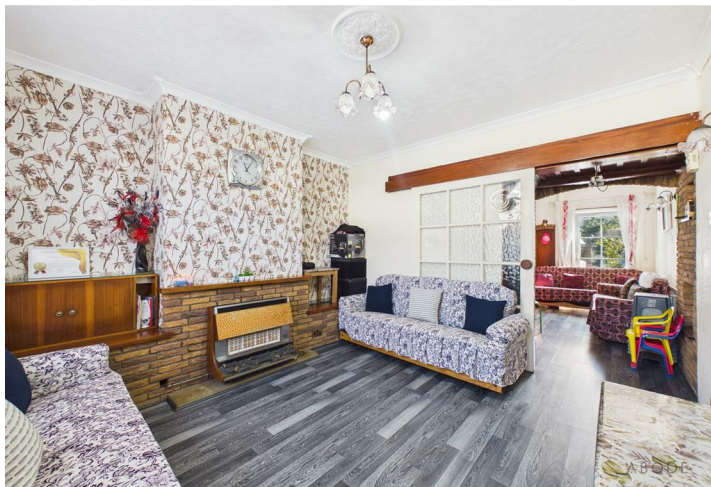






A two-bedroom terraced home on Gordon Street, offering two separate reception rooms, a kitchen with adjoining utility area and ground-floor WC, two first-floor bedrooms and a family bathroom. The property also benefits from an enclosed rear garden.



## Accommodation

### \*\*Ground Floor\*\*

The front door opens into the living room, a welcoming reception space with a front-facing window. A sliding door leads through to the second reception room, creating a natural flow between the two spaces. The second reception room provides flexibility as a dining room, family room or additional sitting area, with stairs rising to the first floor.

The kitchen is positioned to the rear and is fitted with a range of wall and base units, work surface space, a sink and space for appliances. Beyond the kitchen is a useful utility area, which in turn gives access to the ground-floor WC.

### \*\*First Floor\*\*

The landing provides access to both bedrooms and the family bathroom. The main bedroom is a generous double room, while the second bedroom offers further space for bedroom furniture.

The family bathroom is fitted with a bath, wash hand basin and WC.

### \*\*Outside\*\*

To the rear is an enclosed garden, arranged with paved areas and established planting, providing outdoor space directly accessible from the utility area.



### \*\*Location\*\*

Gordon Street is conveniently positioned in Burton upon Trent, within reach of local amenities, shops and facilities. Burton town centre and railway station are also accessible, with road links connecting to surrounding towns and the wider Midlands.

















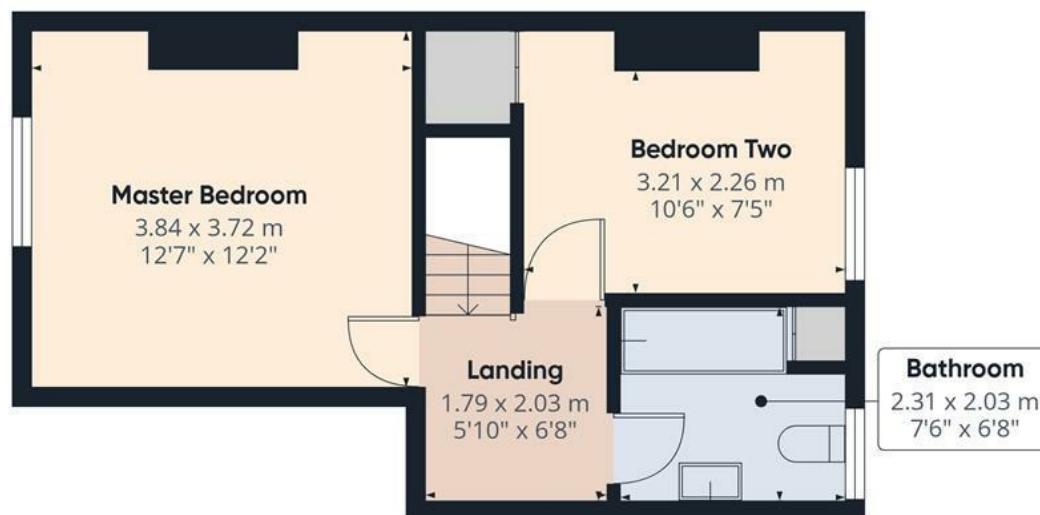


Floor 0

Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>

809 ft<sup>2</sup>



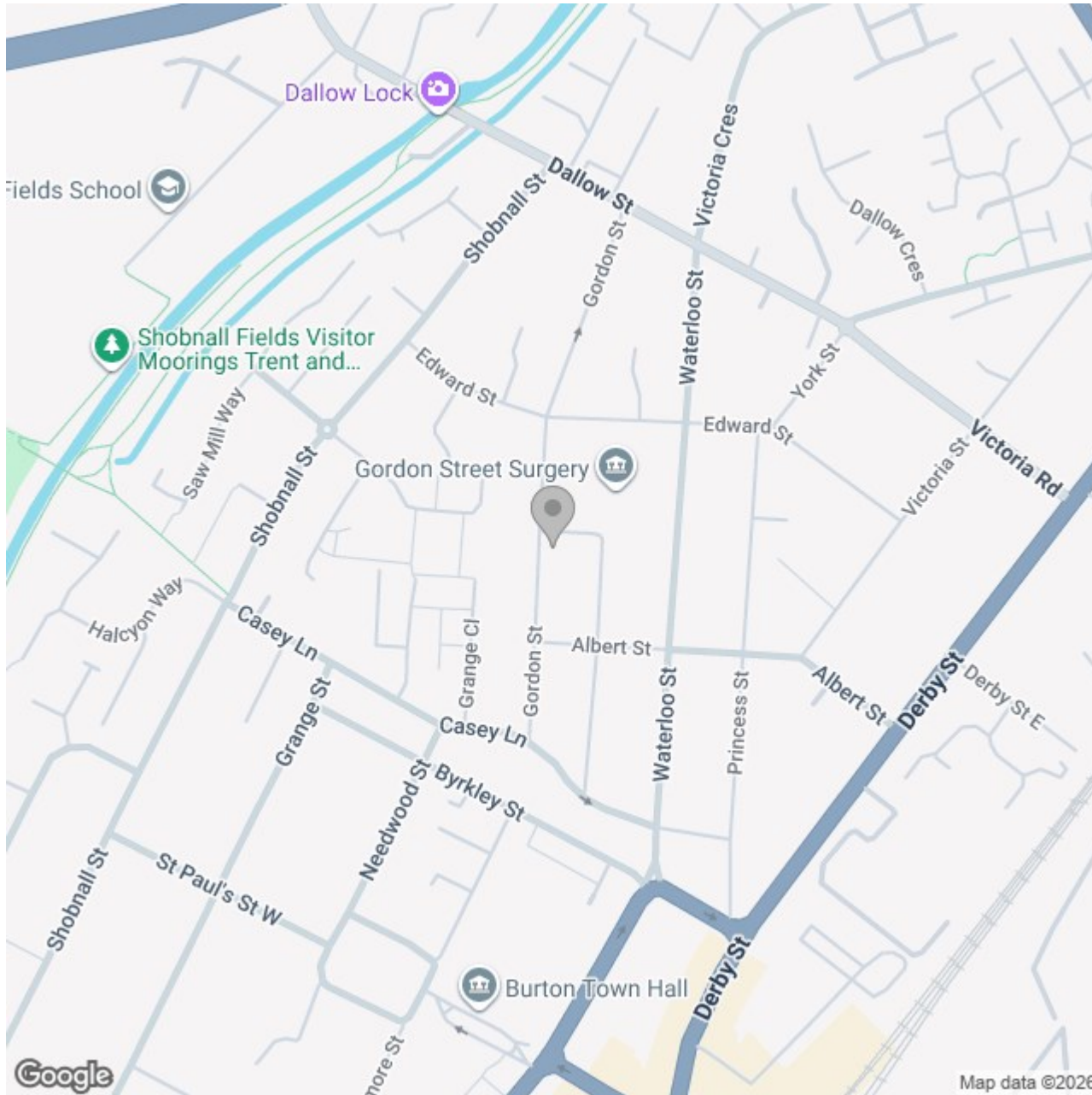
Floor 1

(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>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</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  |           |