ABODE
SALES & LETTINGS

Eton Road, DE14 2SP

Offers Over £179,999



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A three-bedroom terraced home on Eton Road in Burton upon Trent, offering two separate reception rooms, a kitchen with direct access to the rear garden and a first-floor bathroom. The accommodation is arranged over two floors, with a bay-fronted living room and a separate dining room providing space for both everyday living and entertaining.

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Accommodation

Ground Floor

The front entrance opens into a hallway with stairs rising to the first floor and access to the two reception rooms. The living room features a bay window overlooking the front of the property, allowing plenty of natural light into the room.

The separate dining room provides space for a dining table and chairs and leads through to the kitchen. Fitted with a range of wall and base units, the kitchen includes work surfaces, a sink and space for appliances. A side window provides natural light, while sliding patio doors open directly onto the rear garden.

First Floor

The landing provides access to three bedrooms and the bathroom. The main bedroom extends across the front of the property, with space for a double bed and additional furniture. Bedroom two provides a further double bedroom, while the third bedroom sits to the rear, and could also serve as a study or guest room.

The bathroom comprises a bath with shower over, wash hand basin and WC.

Outside

To the front is a small fore garden with a pathway leading to the entrance. The enclosed rear garden is predominantly laid to lawn, with a pathway and planting borders offering space for flowers and shrubs. Access directly from the kitchen makes the garden convenient for outdoor dining and everyday use.

Location

Eton Road is situated within Burton upon Trent, with local shops, schools and everyday amenities in the surrounding area. The town centre offers a wider selection of shopping, leisure facilities and places to eat, together with rail connections from Burton upon Trent station. The A38 provides road links towards Derby and the wider Midlands.

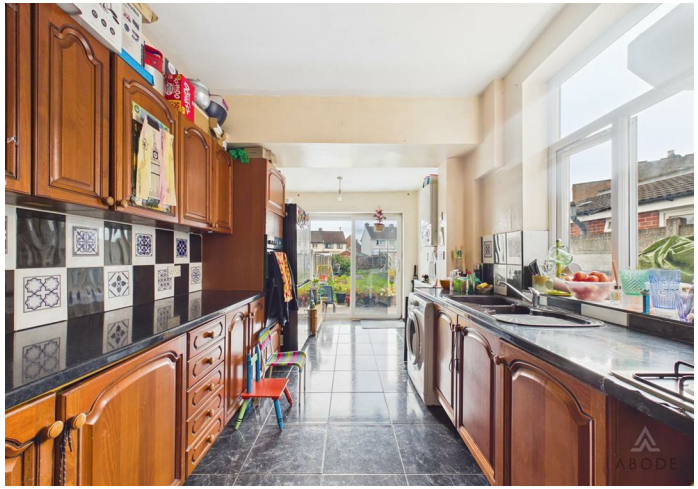








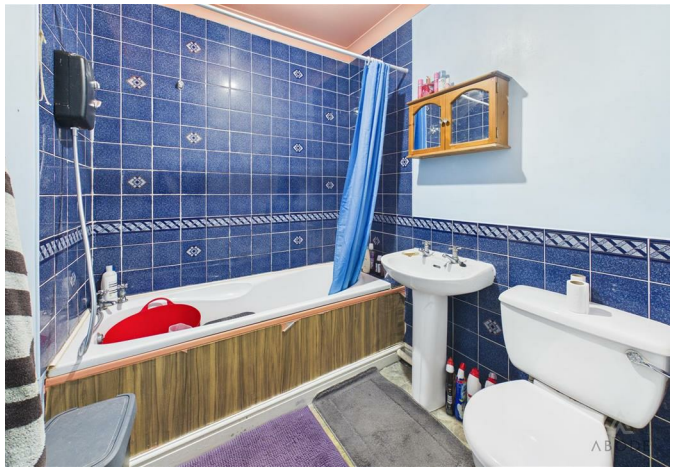


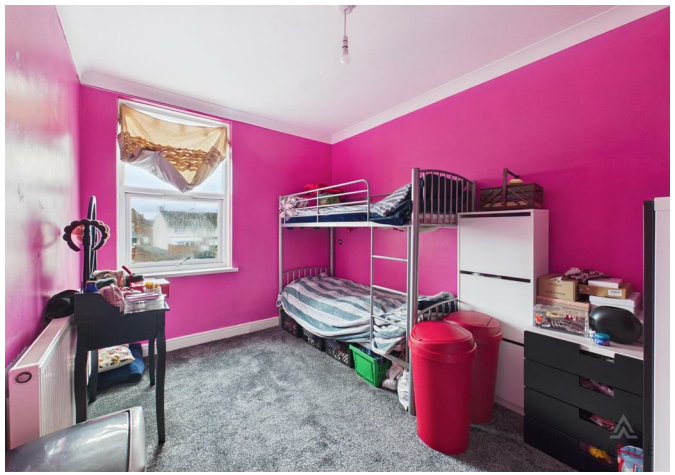












AML Disclaimer - Burton Office

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

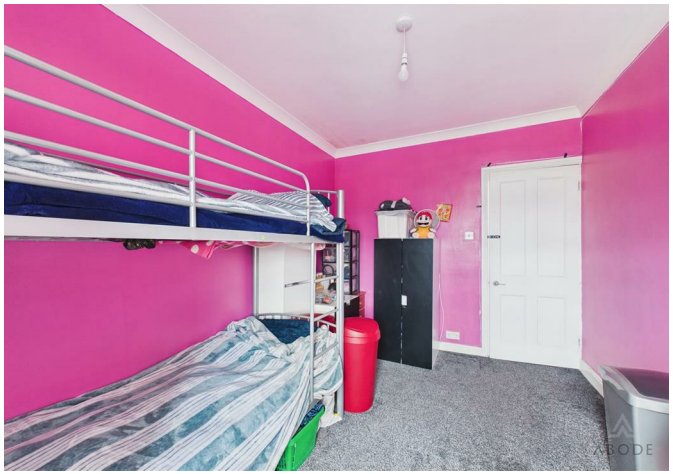
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.















Floor 0

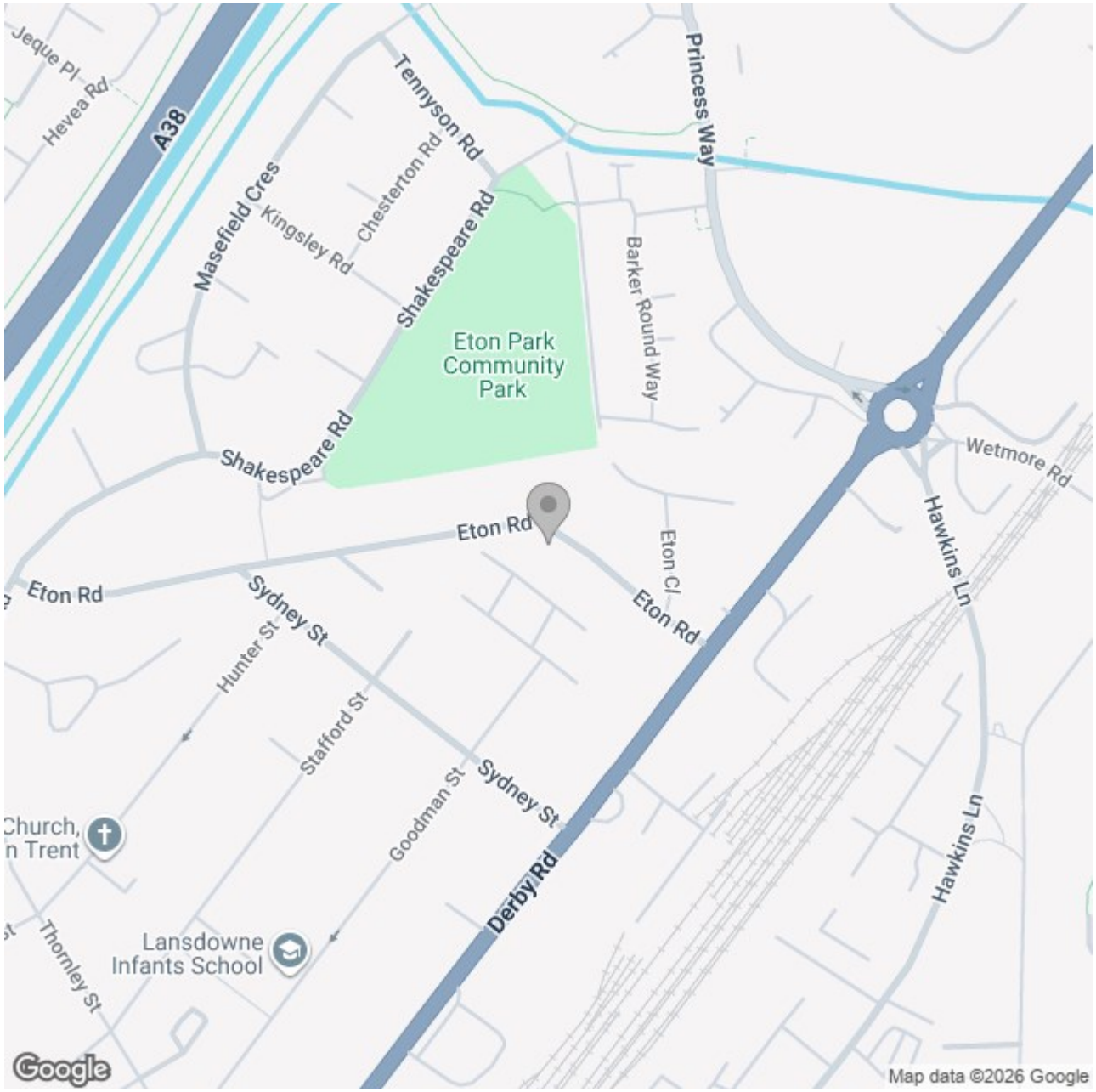


Floor 1



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) 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	

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.