ABODE
SALES & LETTINGS

Queen Street, DE14 3LR

Asking Price £109,999

https://www.abodemidlands.co.uk

A well-proportioned two-bedroom mid-terraced home offering generous internal accommodation and a surprisingly large rear garden. The property features two reception rooms, a spacious first-floor bathroom with separate bath and shower, a fitted kitchen, and two good bedrooms. An ideal purchase for first-time buyers, investors, or those seeking a home close to Burton's amenities and transport links.

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Accommodation

GROUND FLOOR

The front entrance door opens into the living room, a bright space with a front-facing window, laminate flooring and a feature fireplace with exposed brick surround. An internal door leads through to the second reception room, currently used as a dining room, offering ample space for a dining set or an additional sitting area. From here, a door gives access to the staircase rising to the first floor, and another leads through to the kitchen.

The kitchen is positioned at the rear of the property and is fitted with wall and base units, rolled-edge work surfaces, tiled splash backs, an integrated oven and hob, and a stainless steel sink beneath the rear window. A side door provides access to the courtyard and rear garden. The kitchen offers a practical layout with good storage and workspace.

FIRST FLOOR

The landing provides access to both bedrooms and the bathroom.

The master bedroom is a generous double with a front-facing window and fitted wardrobes offering excellent storage.
The second bedroom, positioned at the rear, overlooks the garden and comfortably accommodates a double bed or works well as a home office.

A key feature of the home is the spacious first-floor

bathroom, offering a four-piece suite comprising a corner bath, separate shower enclosure, wash hand basin and low-level WC. There is also a rear-facing window for natural light and ventilation, and wood-effect flooring.

OUTSIDE

To the rear, the property boasts a substantial garden, much larger than typically expected with this style of home. The garden is mainly laid to lawn and offers excellent potential for landscaping, outdoor seating or further improvement.

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There is an initial courtyard area with brick outbuilding storage.

Floor 0

Floor 1

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Approximate total area(1)

57.2 m²

617 ft²

(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) 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

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