





Situated within a traditional row of homes, this well-presented two-bedroom end-terraced property offers a practical layout across two floors, complemented by a generous tiered rear garden. The accommodation includes a front living room, a fitted kitchen with breakfast bar, a separate utility room, and a ground floor WC, while upstairs provides two well-proportioned bedrooms and a spacious bathroom with both a freestanding bath and separate shower. An ideal purchase for first-time buyers, down-sizers or investors, conveniently placed for access into Burton-on-Trent.



## Accommodation

### Ground Floor

To the front of the home sits the living room, a bright and comfortable space with room for a full suite and media furniture.

To the rear is a fitted kitchen, arranged with a range of wall and base units and generous worktop space, with a useful breakfast bar for everyday dining. From the kitchen, doors lead through to a separate utility room—ideal for white goods and additional storage—along with access to the rear garden. Completing the ground floor is a convenient WC.

### First Floor

The first-floor landing provides access to both bedrooms and the main bathroom. The principal bedroom is a comfortable double room, with space for wardrobes and bedroom furniture. Bedroom two is also well-proportioned, making it ideal as a second double room, guest room or home office.

The bathroom is a standout feature—generously sized and fitted with a modern suite including a freestanding bath, wash basin and WC, along with a separate shower enclosure.

### Outside

To the rear, the property enjoys a tiered garden that offers a choice of seating and entertaining areas. There is an initial patio terrace, steps leading up to further sections, and a lawn area (laid with artificial

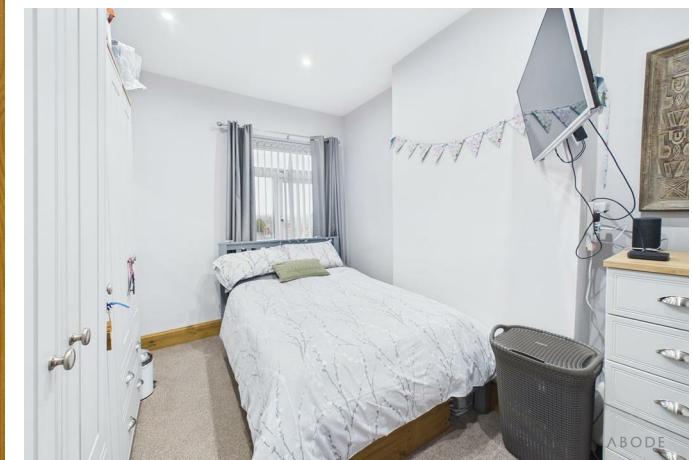


grass), all enclosed by a combination of fencing and brick walling. A timber shed provides useful external storage.

### Location

The property is well positioned for access to Burton-on-Trent town centre amenities, including shops, cafés, leisure facilities and supermarkets, along with well-regarded schooling options nearby. For commuters, Burton-on-Trent railway station provides rail connections, while the A38 and A50 offer straightforward road links to surrounding centres such as Derby, Lichfield and beyond.

















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

65.5 m<sup>2</sup>

704 ft<sup>2</sup>

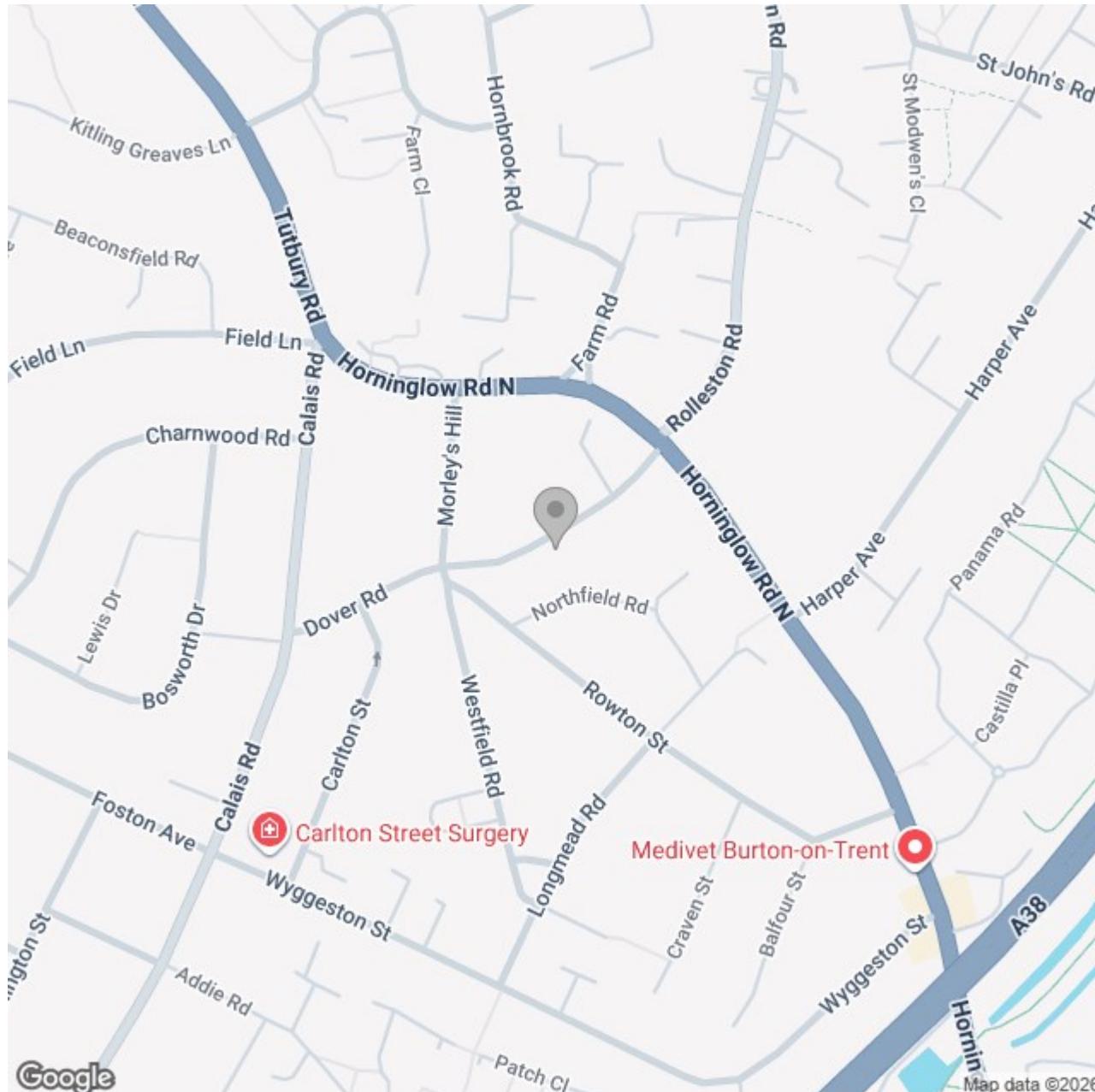


(1) Excluding balconies and terraces

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

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## 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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC