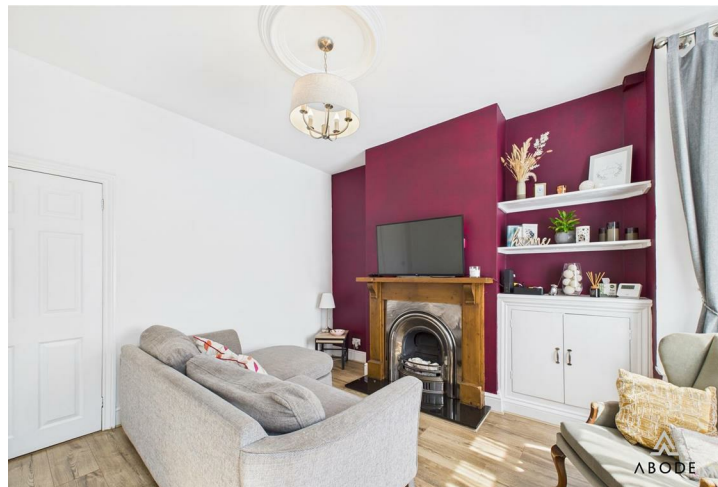








A deceptively spacious two-bedroom mid-terraced property situated in a convenient residential area of Burton-on-Trent. Featuring two reception rooms, a well-appointed kitchen, a first-floor bathroom, and a generous rear garden, this charming home is ideal for first-time buyers, down-sizers or investors seeking a ready-to-move-into property close to local amenities and transport links.





## Accommodation

### Ground Floor

The accommodation opens via a front entrance door directly into the living room, which features a traditional bay window to the front aspect, a feature fireplace with decorative surround, and wood-effect flooring continuing through the hallway and into the dining room. The separate dining room offers ample space for a dining set and includes a fireplace, window to the rear elevation, and access to the staircase rising to the first floor.

To the rear of the ground floor is the modern fitted kitchen, complete with a range of wall and base units, complementary worktops, an integrated stainless steel oven and extractor, and space for further appliances. A double glazed door provides access to the rear garden, while a window overlooks the side. Beyond the kitchen, a ground floor WC/utility area provides further convenience, as confirmed by the floor plan.

### First Floor

The first floor hosts two generously sized double bedrooms. The principal bedroom is positioned to the front and benefits from two windows, allowing for an abundance of natural light. The second double bedroom overlooks the rear garden and offers ample space for furniture.

The family bathroom is located at the rear of the first floor and is fitted with a white three-piece suite, comprising a panelled bath with electric shower over and glass screen, pedestal wash hand basin, and low-level WC. The bathroom is fully tiled with a



patterned tile floor and a window to the rear elevation.

### Outside

To the front, the property is set behind a small walled forecourt with gated access and a path leading to the front entrance door. The rear garden is a key feature of the home—generous in length and neatly presented. It is mainly laid to lawn with a central paved pathway, and includes a patio area adjacent to the house, perfect for seating or outdoor dining. The garden is fully enclosed by a timber fencing and includes established planting along the









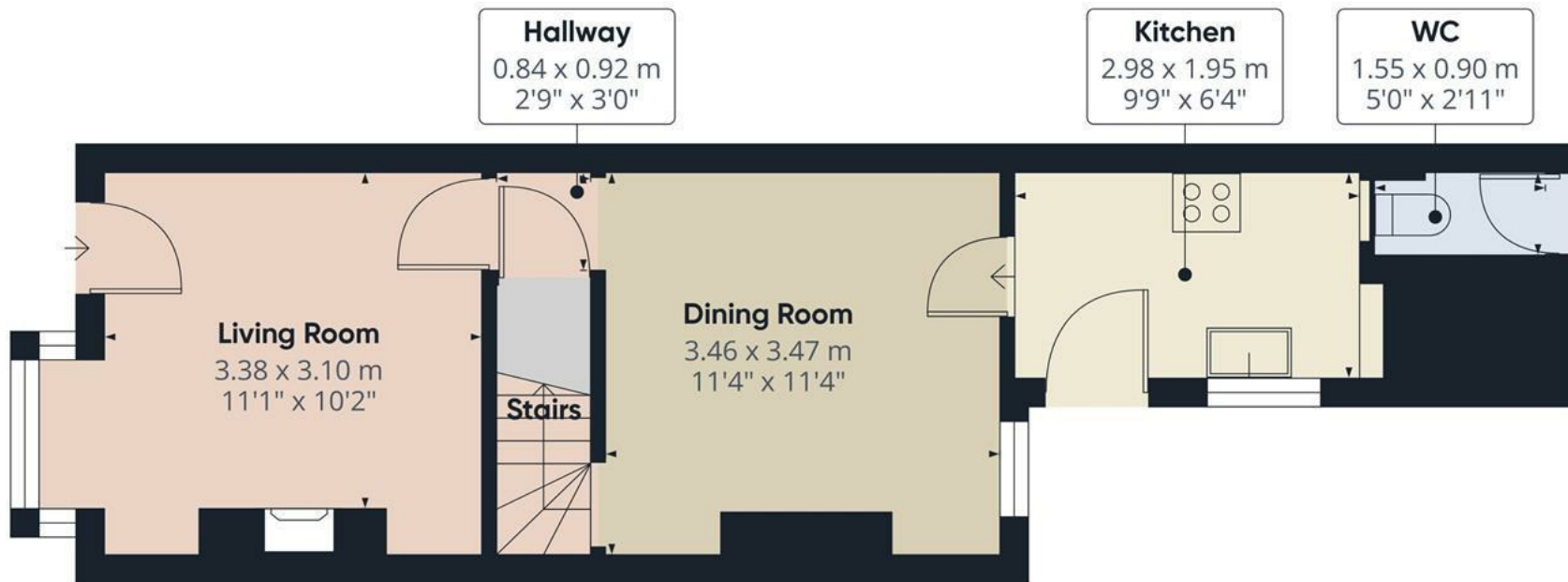


borders.

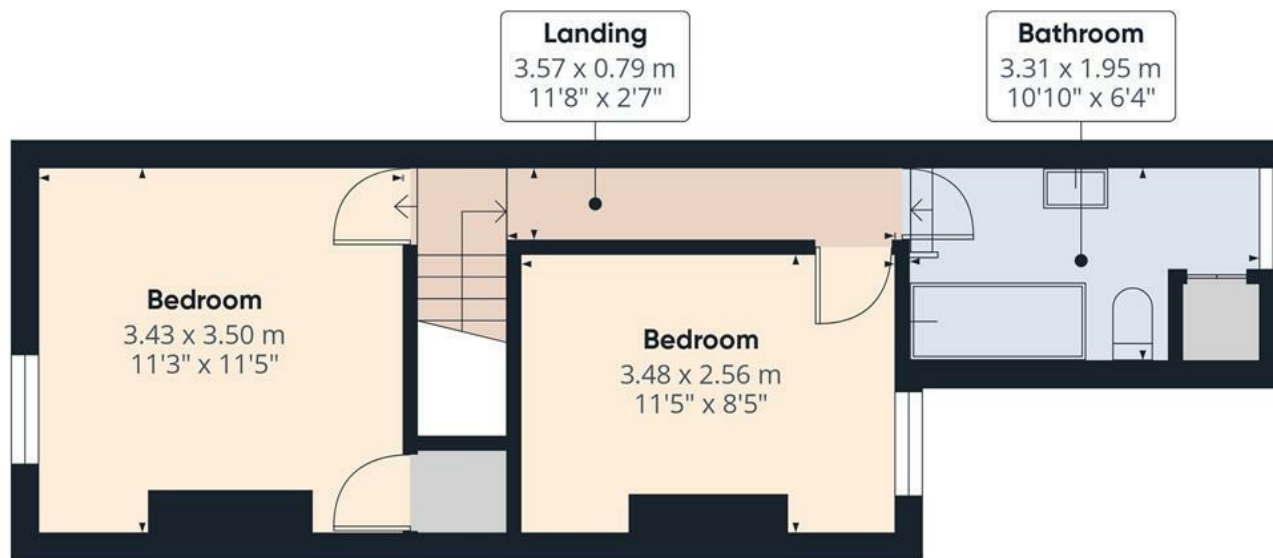
#### Location

The property is ideally located in a well-established area of Burton-on-Trent, offering excellent access to local shops, schools, transport links and the town centre. Public transport routes and main road access, including the A38, are within easy reach, making it a practical base for commuters. Burton train station and several parks and recreational spaces are also nearby.





Floor 0



Floor 1



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

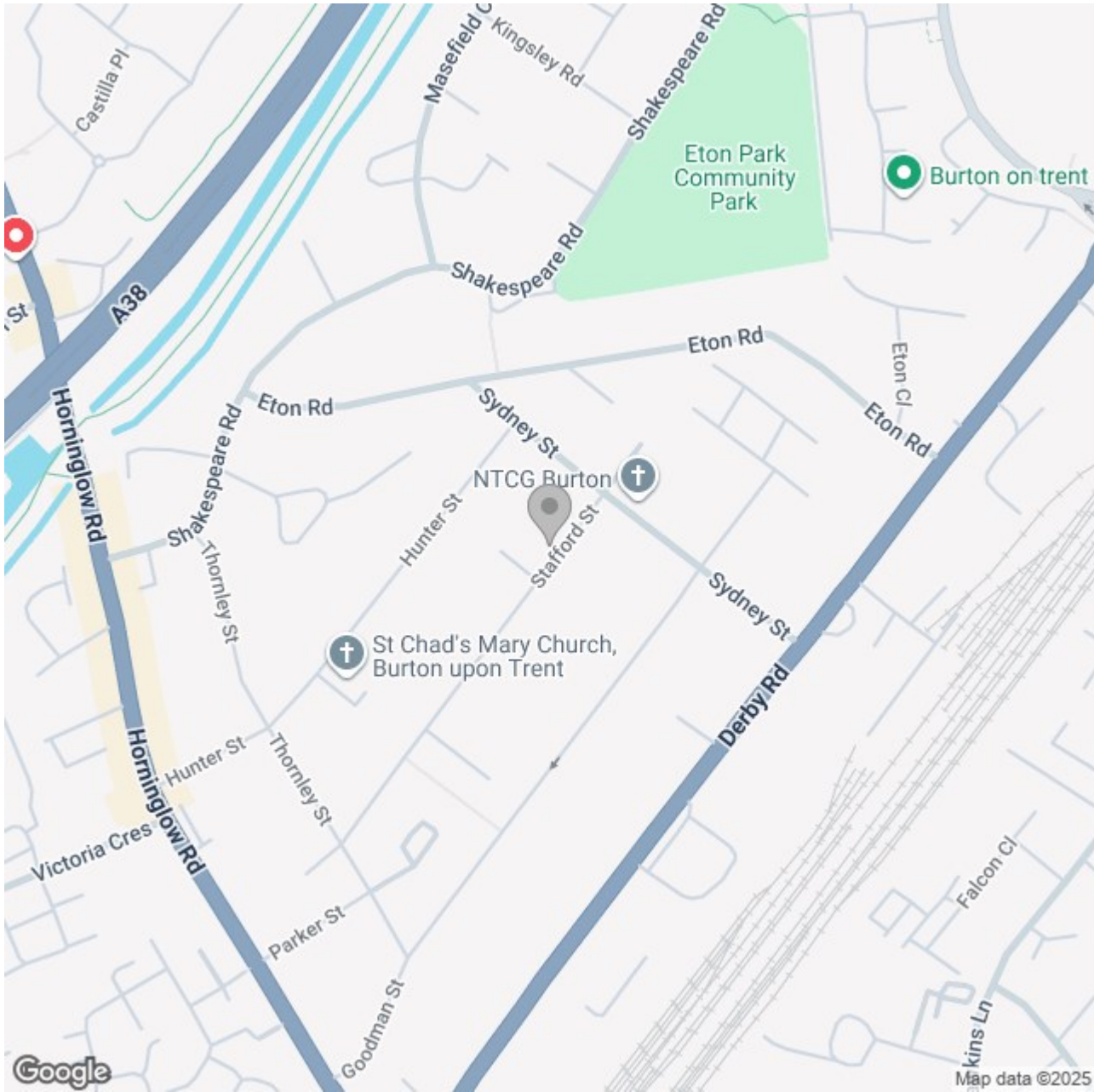
64.6 m<sup>2</sup>

696 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.

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		

**England & Wales**

EU Directive 2002/91/EC