





Occupying a position on the popular Upton Drive development in Stretton, this well-presented three-bedroom townhouse offers accommodation arranged over three floors. The property comprises a spacious living room, fitted kitchen diner, ground-floor WC, two first-floor bedrooms and a family bathroom, with a further bedroom on the second floor. Outside, there is off-road parking to the front and an enclosed, low-maintenance rear garden.



TENURE

The property is currently registered as LEASEHOLD, however the owner is prepared to buy the freehold on completion, subject to T&C's. Please confirm with ABODE Estate Agents.

Accommodation

Ground Floor

The front door opens into the living room which is a generous space, with a front-facing window and ample room for seating.

To the rear, the kitchen diner is fitted with a range of wood-effect wall and base units, contrasting work surfaces, a gas hob with extractor above and an integrated oven. There is space for a dining table, while French doors open directly onto the rear garden.

An inner hallway provides access to the downstairs WC/cloaks and stairs that rise to the first floor.

First Floor

The landing provides access to two well-proportioned bedrooms and the family bathroom. Both bedrooms offer space for bedroom furniture. The bathroom is fitted with a panelled bath with shower over, wash hand basin and WC.

Second Floor

A further bedroom occupies the upper floor. With roof windows bringing in natural light, this versatile room provides space for a bedroom, guest room or home office.

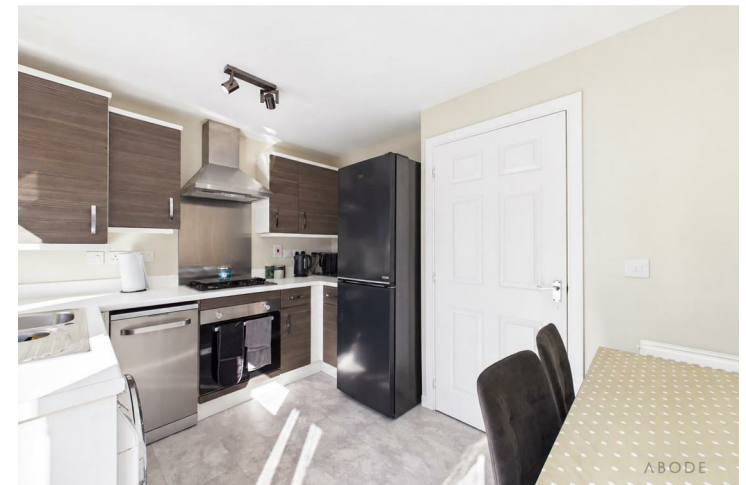
Outside



To the front is off-road parking. The enclosed rear garden is paved for easy maintenance and offers space for outdoor seating and dining, together with a timber shed for storage.

Location

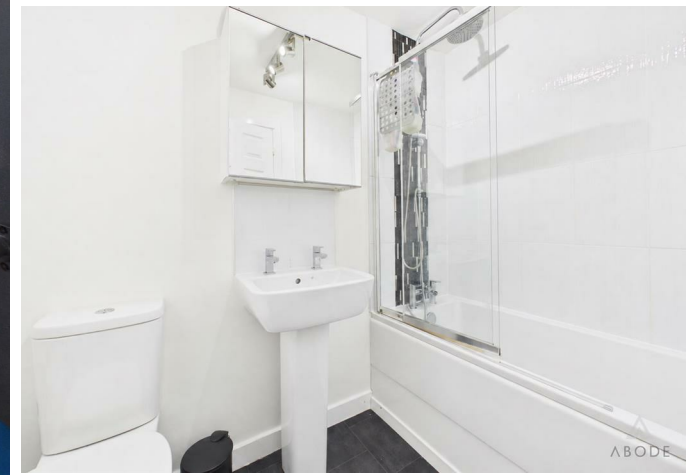
Upton Drive is situated in Stretton, within reach of local shops, schools and amenities. Burton-on-Trent town centre and the A38 are also accessible for journeys further afield.







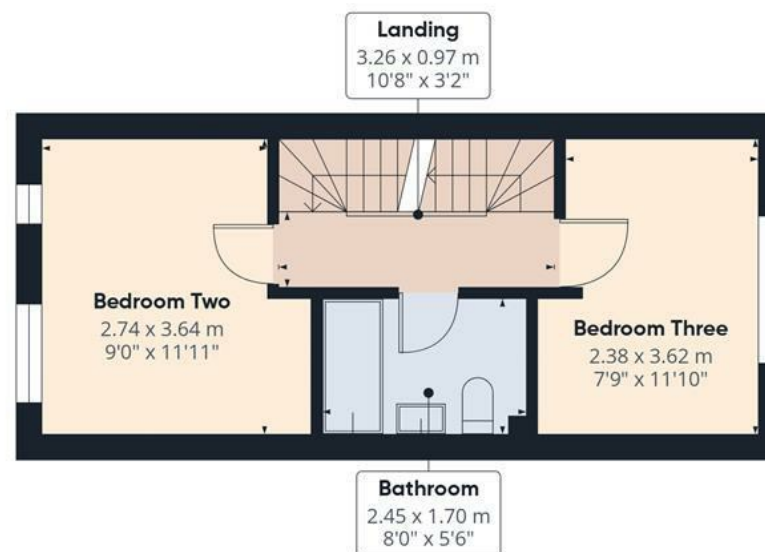








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

77.1 m²

829 ft²

Reduced headroom

0.9 m²

9 ft²

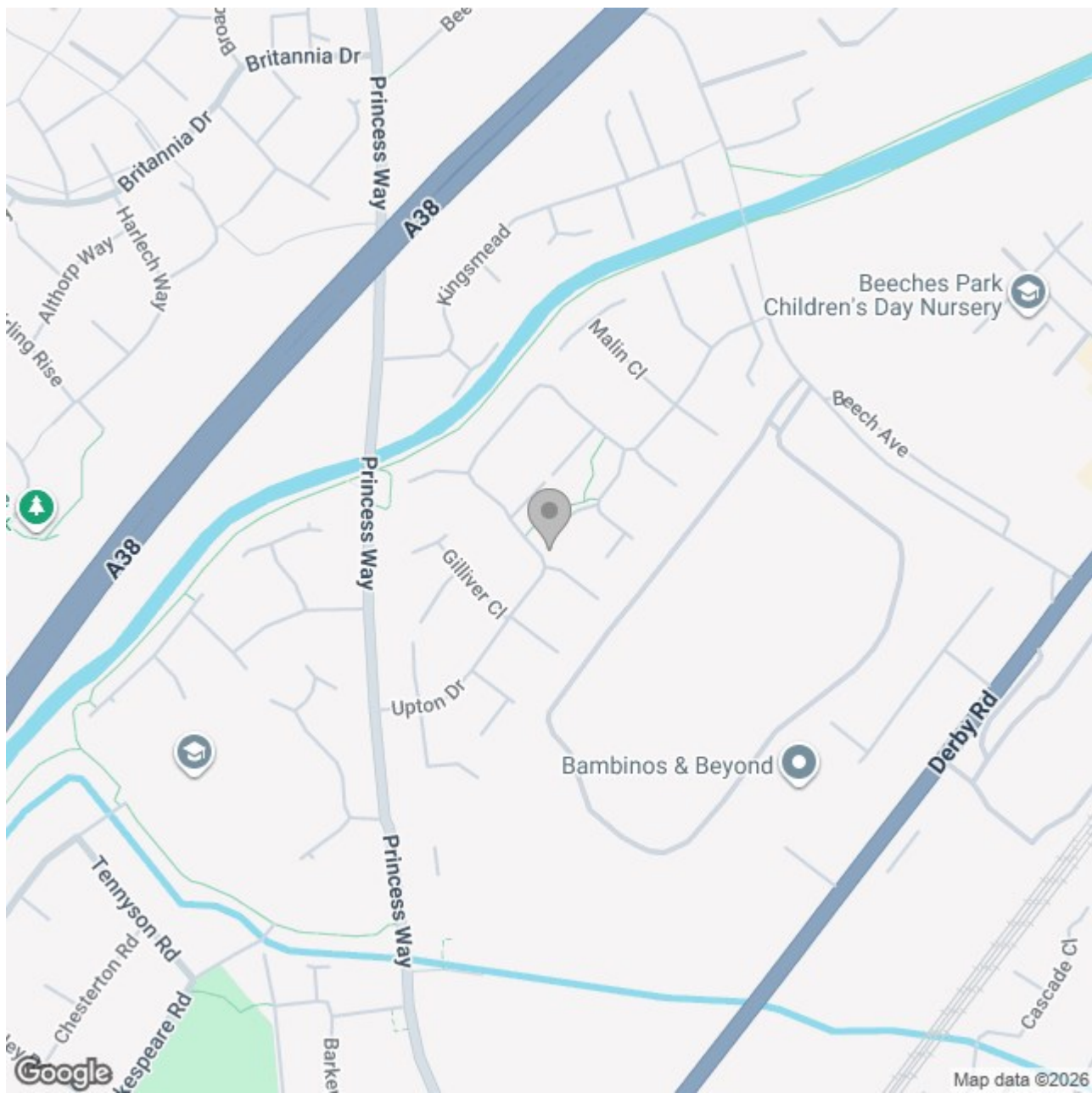
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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