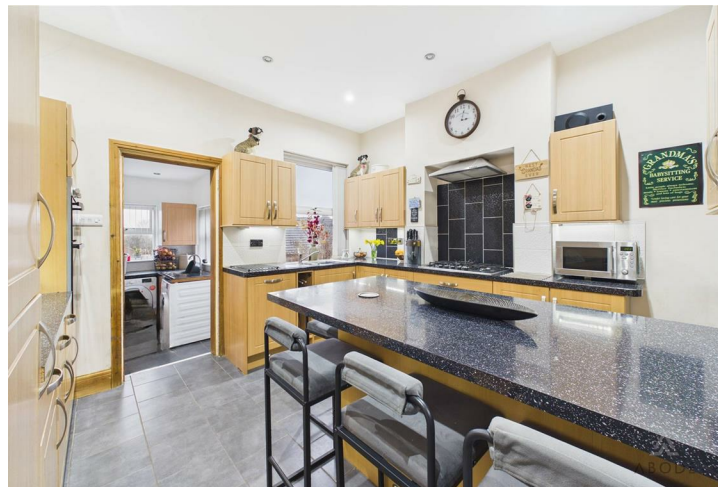






Situated within a traditional row of homes, this well-presented two-bedroom end-terraced property offers a practical layout across two floors, complemented by a generous tiered rear garden. The accommodation includes a front living room, a fitted kitchen with breakfast bar, a separate utility room, and 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.

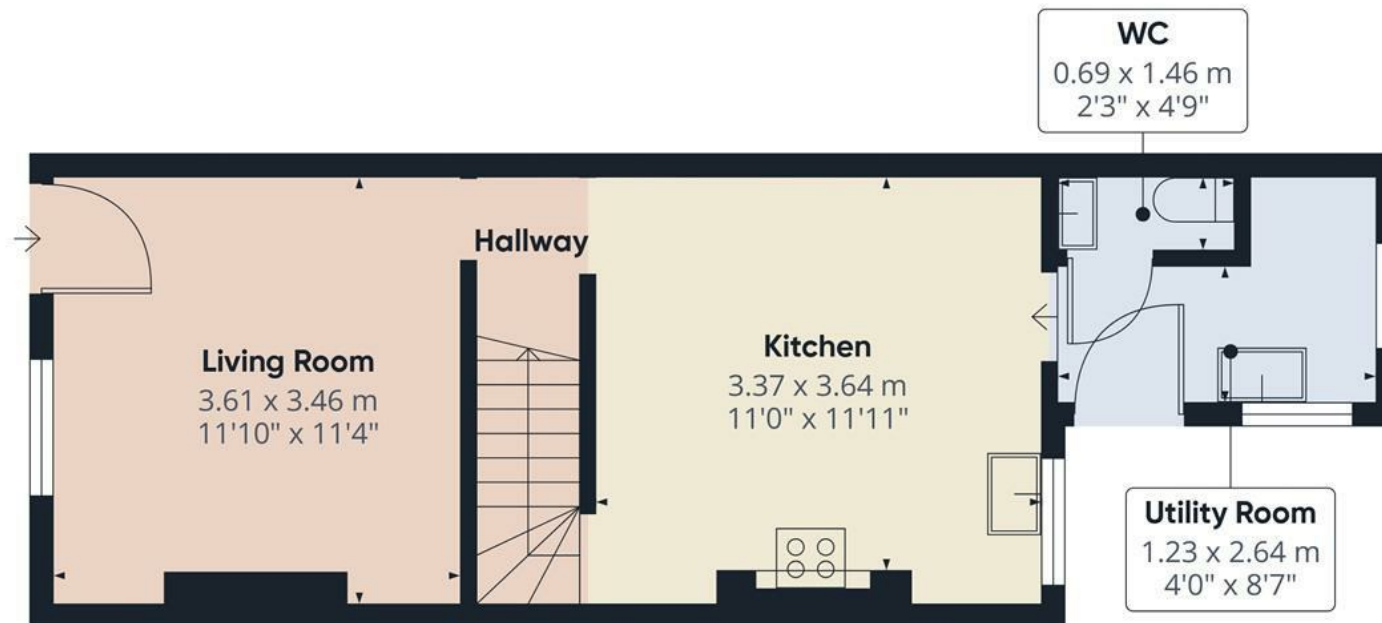












Floor 0



Floor 1

Approximate total area⁽¹⁾

65.5 m²

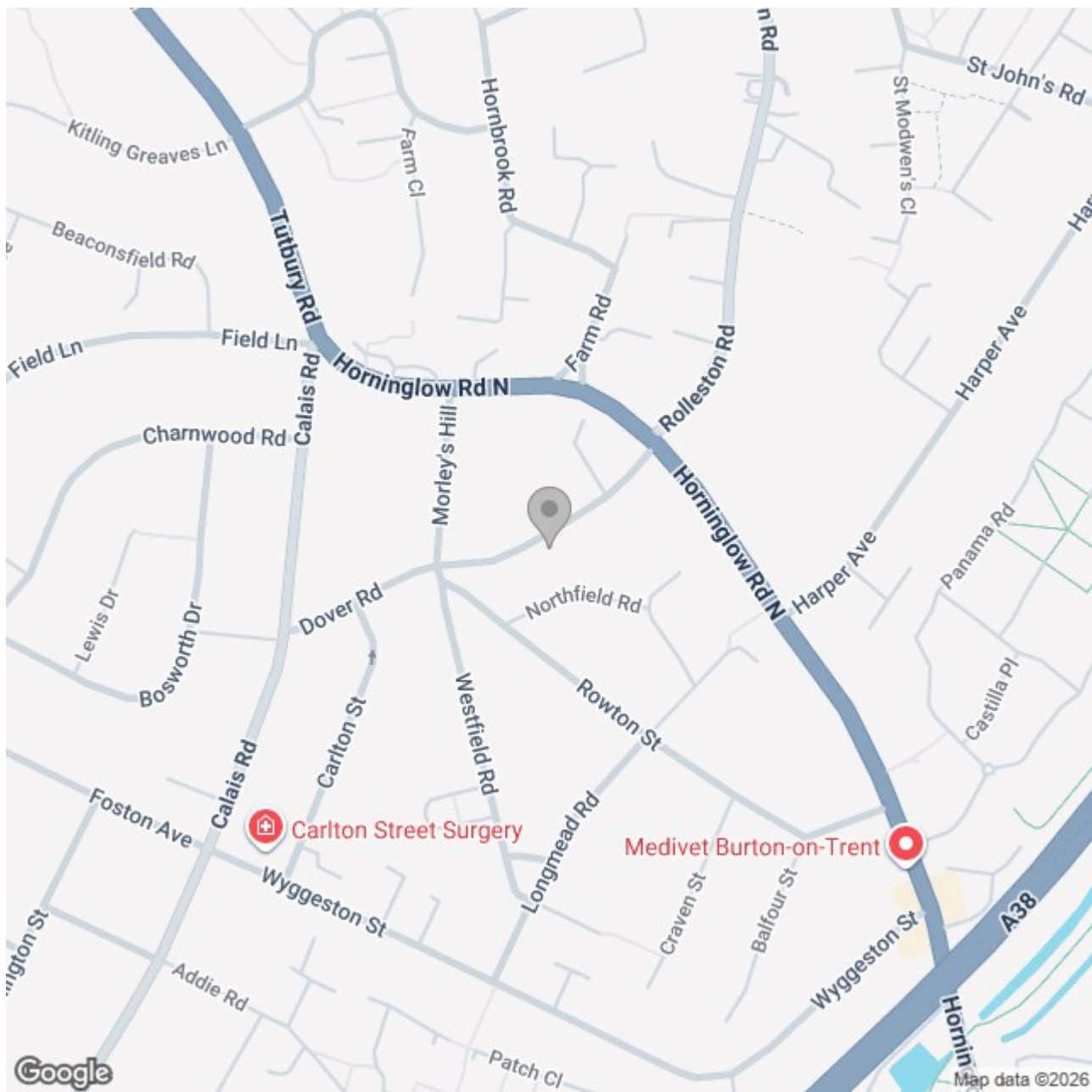
704 ft²

(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.

GIRAFFE 360





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 	