





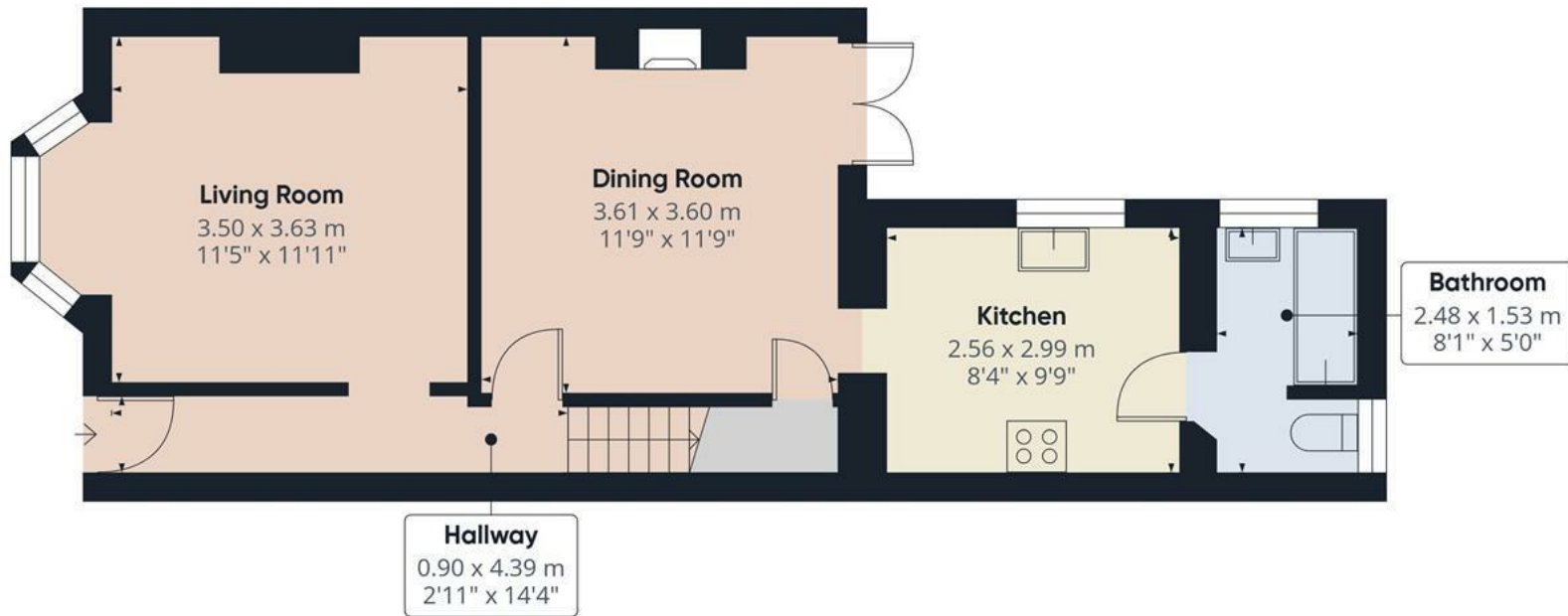
*** SOLD WITH TENANT IN SITU *** A traditional three-bedroom terraced home positioned within a convenient location on Shobnall Street, Burton-on-Trent, offering generous accommodation across two floors together with a substantial rear garden. The property would make an ideal purchase for first time buyers, families or investors seeking a well-proportioned home close to Burton town centre, local amenities and transport links.



Accommodation







Floor 0



Floor 1

Approximate total area⁽¹⁾

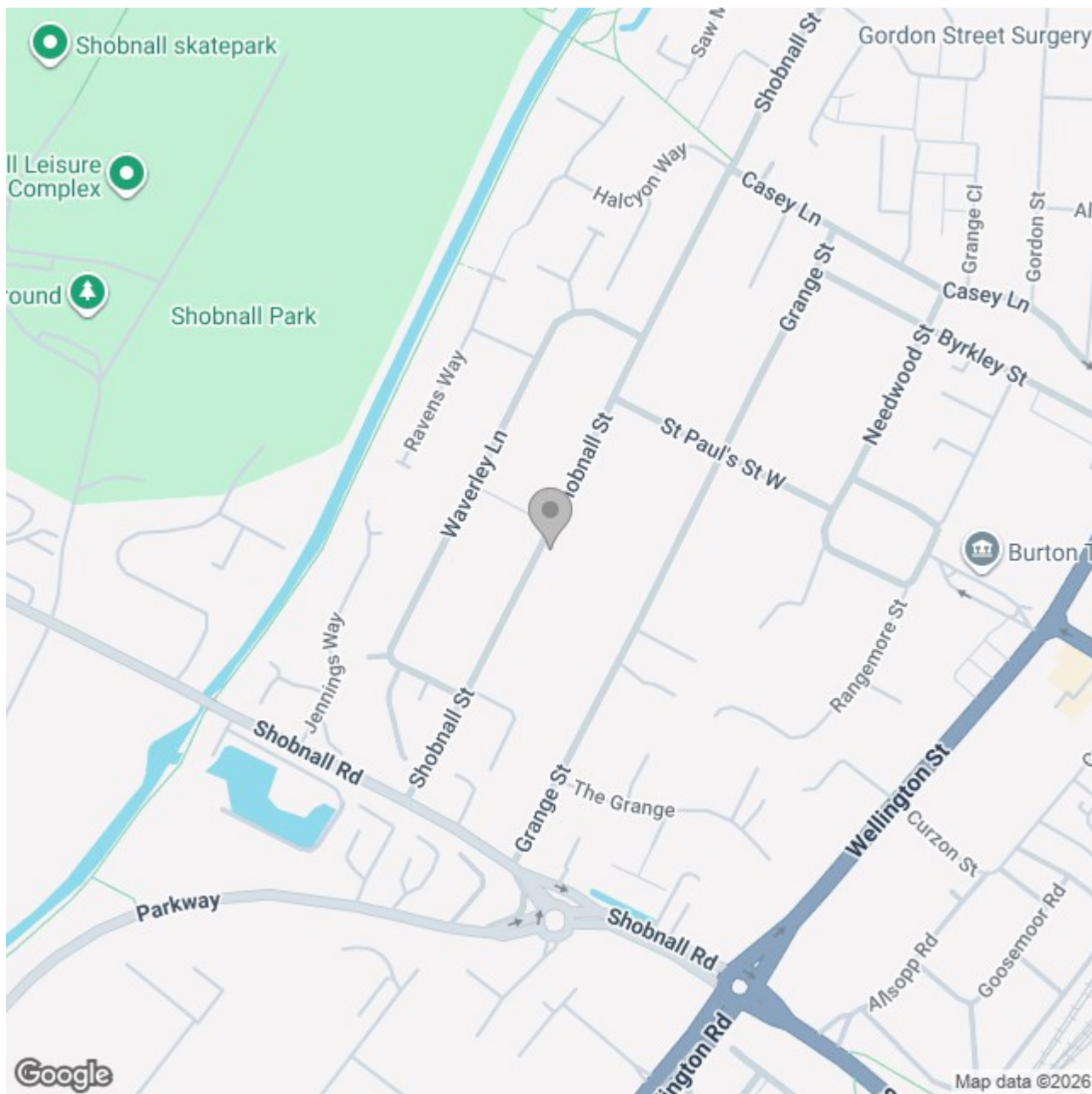
80.9 m²

871 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		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	