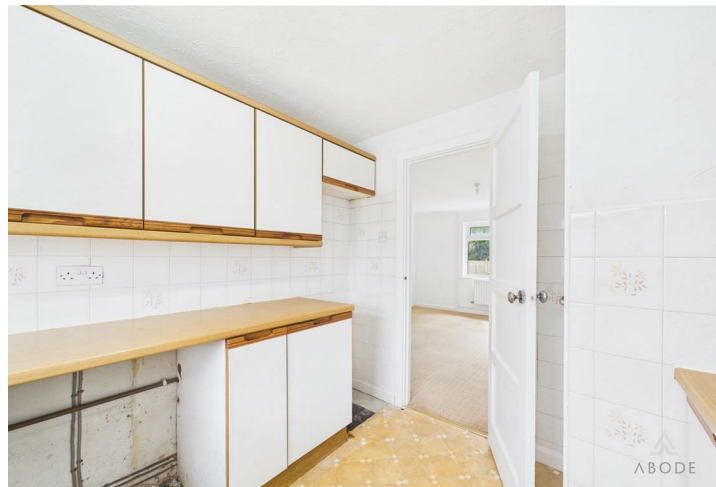
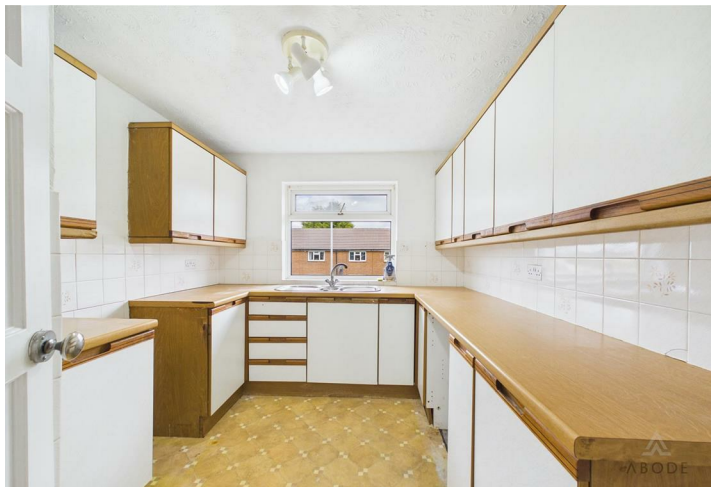






A well-presented two-bedroom first floor maisonette, benefitting from its own private entrance and a generous rear garden. Having been freshly decorated with some areas updated, the property offers spacious accommodation throughout and presents an excellent opportunity for first-time buyers or investors.



## Accommodation

### Accommodation

The property is accessed via its own private entrance, leading into a ground floor hallway with stairs rising to the first floor.

To the first floor, a central landing provides access to all rooms. The main living room is a generous space with a large window allowing for plenty of natural light, creating a bright and comfortable living area.

The kitchen is fitted with a range of wall and base units, offering good storage and worktop space, with scope for further improvement if desired.

There are two well-proportioned double bedrooms, both offering good space for bedroom furniture, making the layout practical for a range of buyers.

The bathroom is fitted with a bath with shower over, wash hand basin and WC, with natural light from the window.

### Outside

Externally, the property benefits from its own private rear garden, mainly laid to lawn with a pathway running through, offering a good amount of outdoor space and potential to landscape further. There is also access to a useful brick-built storage area.

### Location

Situated in Stapenhill, the property is well placed for access to local shops, schools and everyday



amenities, with Burton upon Trent town centre a short distance away. There are also good transport links nearby, making it convenient for commuting.







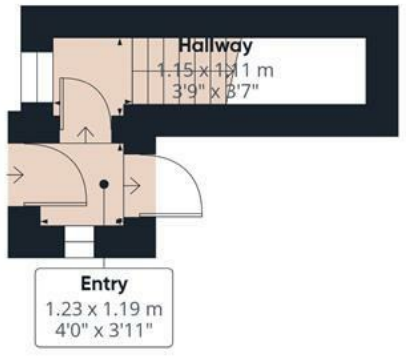






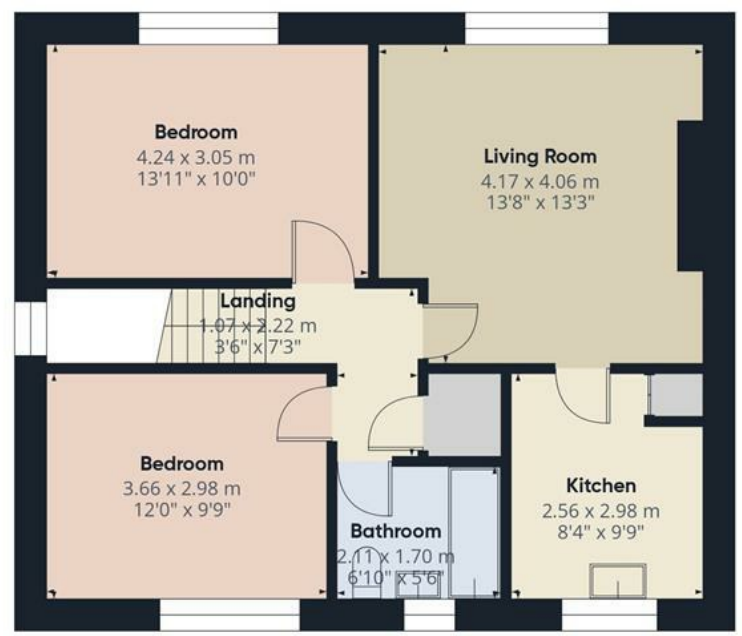






Floor 0

**Approximate total area<sup>(1)</sup>**  
61.3 m<sup>2</sup>  
659 ft<sup>2</sup>

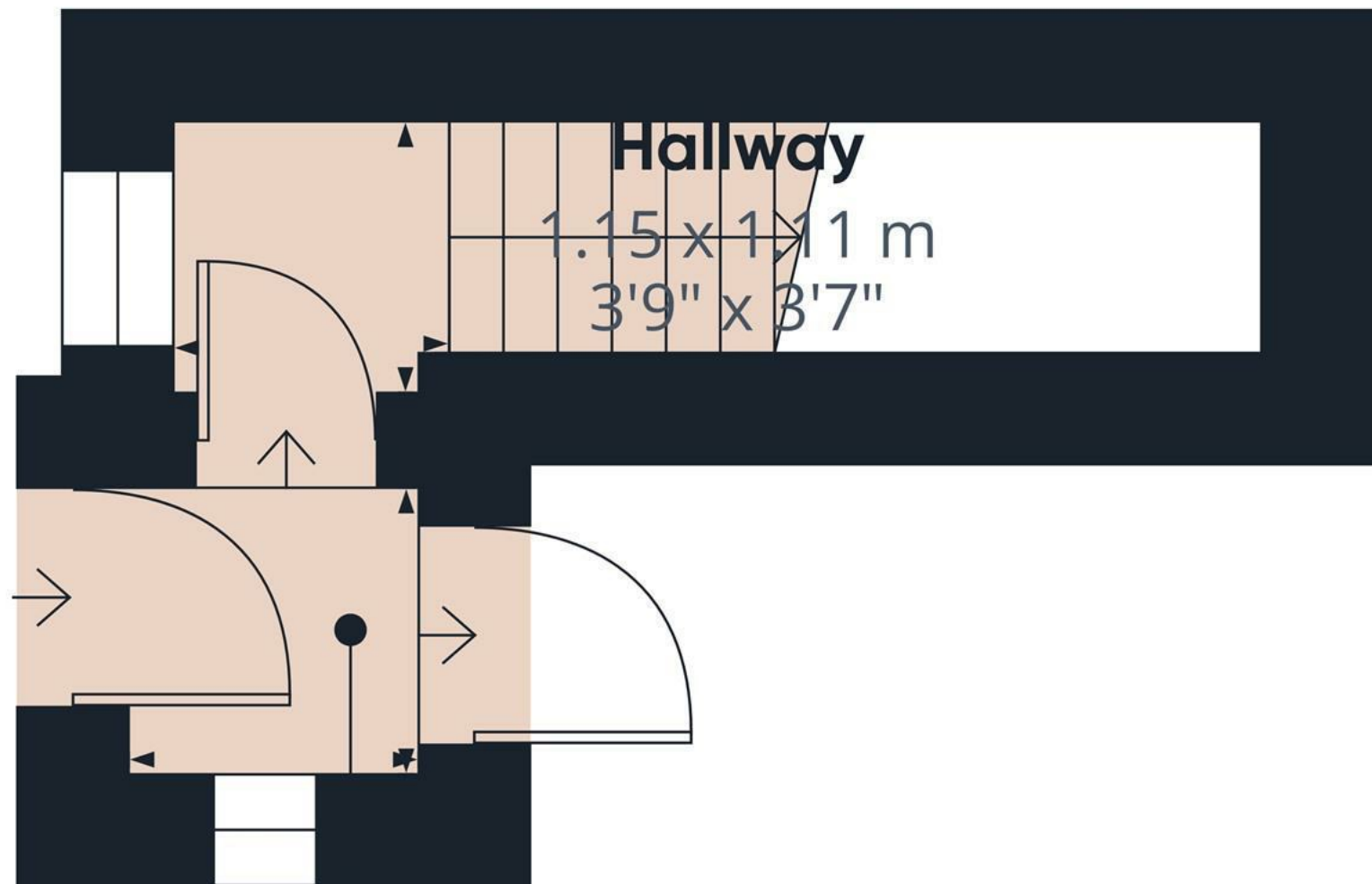


Floor 1



(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.



**Entry**  
1.23 x 1.19 m  
4'0" x 3'11"

**Hallway**  
1.15 x 1.11 m  
3'9" x 3'7"



Floor 0

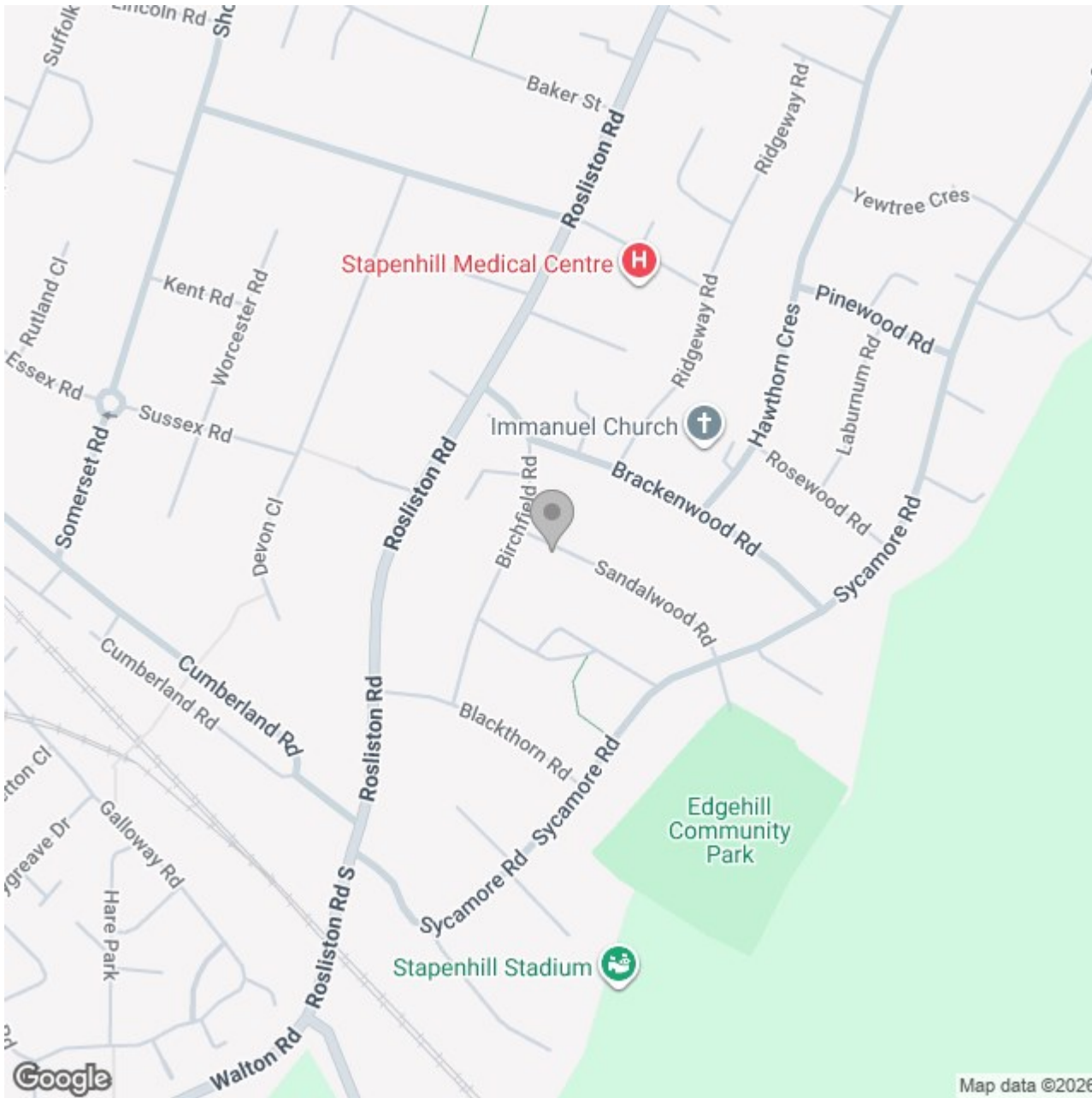
**Approximate total area<sup>(1)</sup>**

5.8 m<sup>2</sup>  
62 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	