







PUBLIC NOTICE - 5, Wordsworth Close Burton-On-Trent, DE14 2RY- We are in receipt of an offer of £60,676.49 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

\*\*\* CASH BUYERS ONLY \*\*\* This two-bedroom ground floor apartment offers potential for improvement and benefits from a desirable ground floor location. Although it requires modernisation throughout, it presents an opportunity for the creation of a personalised living space.

The apartment features double glazed windows, creating a comfortable environment. The presence of an enclosed garden adds an element of privacy and provides an ideal outdoor space for relaxation or entertainment.

Convenient access to the property is provided through a private front entrance door, allowing for easy entry and exit. Inside, the apartment boasts two spacious double bedrooms, offering ample room for comfortable accommodation.

Additionally, the apartment includes a kitchen that offers functionality for daily living and meal preparation. A wet room is also present, providing convenience.

With some renovation and personal touches, this apartment has the potential to be transformed into a charming and comfortable home.



















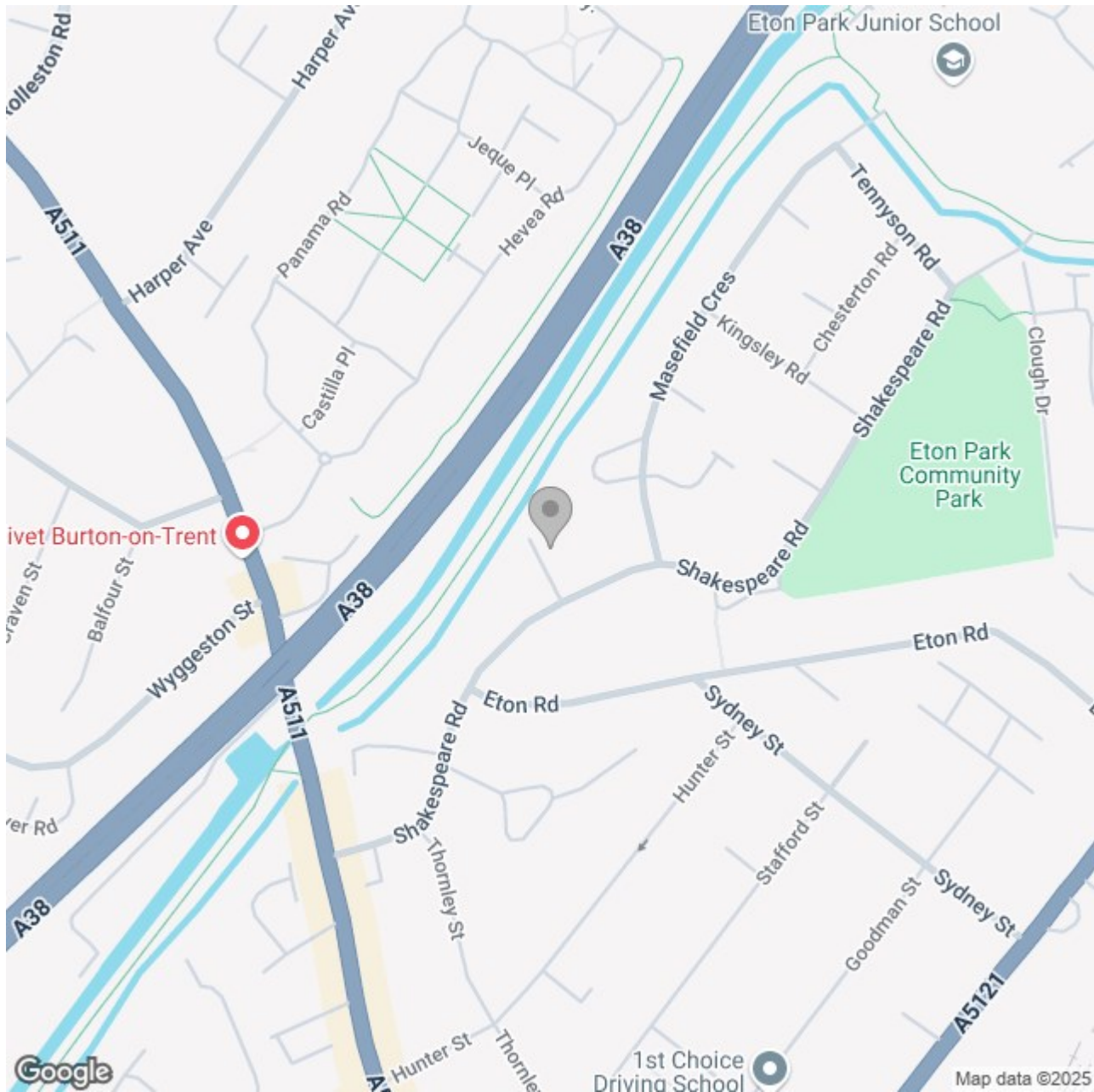












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 