





**\*\*NO UPWARD CHAIN\*\* \*\*NEW BOILER\*\*** A traditional two bedroom semi detached property, situated within a popular location having good access to a range of local amenities and transport links, including Burton Hospital. The property benefits from two reception rooms, as well as a conservatory, two double bedrooms and a generously sized laid to lawn garden. Offering No upward chain. Viewing is highly recommended strictly via appointment only.



### Entrance hall

With stairs rising to the first floor and doors leading off to:

### Living Room

With central heating radiator, double glazed upvc window to the front elevation and an opening leading to:

### Study

With central heating radiator and a double glazed window to the rear elevation.

### Kitchen

With a selection of matching wall and base units, four ring gas hob with electric oven below, space for washing machine and fridge freezer, central heating radiator, wall mounted gas boiler and a sliding double glazed door leading to:

### conservatory

With double glazed upvc windows to the rear and side elevation and double glazed upvc door leading onto the patio.

### First floor landing

With loft hatch and doors leading off to:

### Family Bathroom

With a three piece suite comprising: low level wc, and ash hand basin with mixer tap, bath with mixer tap and handset, central heating radiator and a double glazed upvc window to the rear elevation.

### Master bedroom



With central heating radiator, double glazed upvc window to the front elevation and a door leading to the WC.

### WC

With low level wc, wash hand basin and heater ladder towel rail.

### Bedroom Two

With central heating radiator and a double glazed upvc window to the rear elevation.







### Outside

The outside of the property offers a laid to lawn garden to the front elevation with a pathway leading to the front entrance door. The rear elevation is mainly laid to lawn with a pathway and patio area ideal for seating.



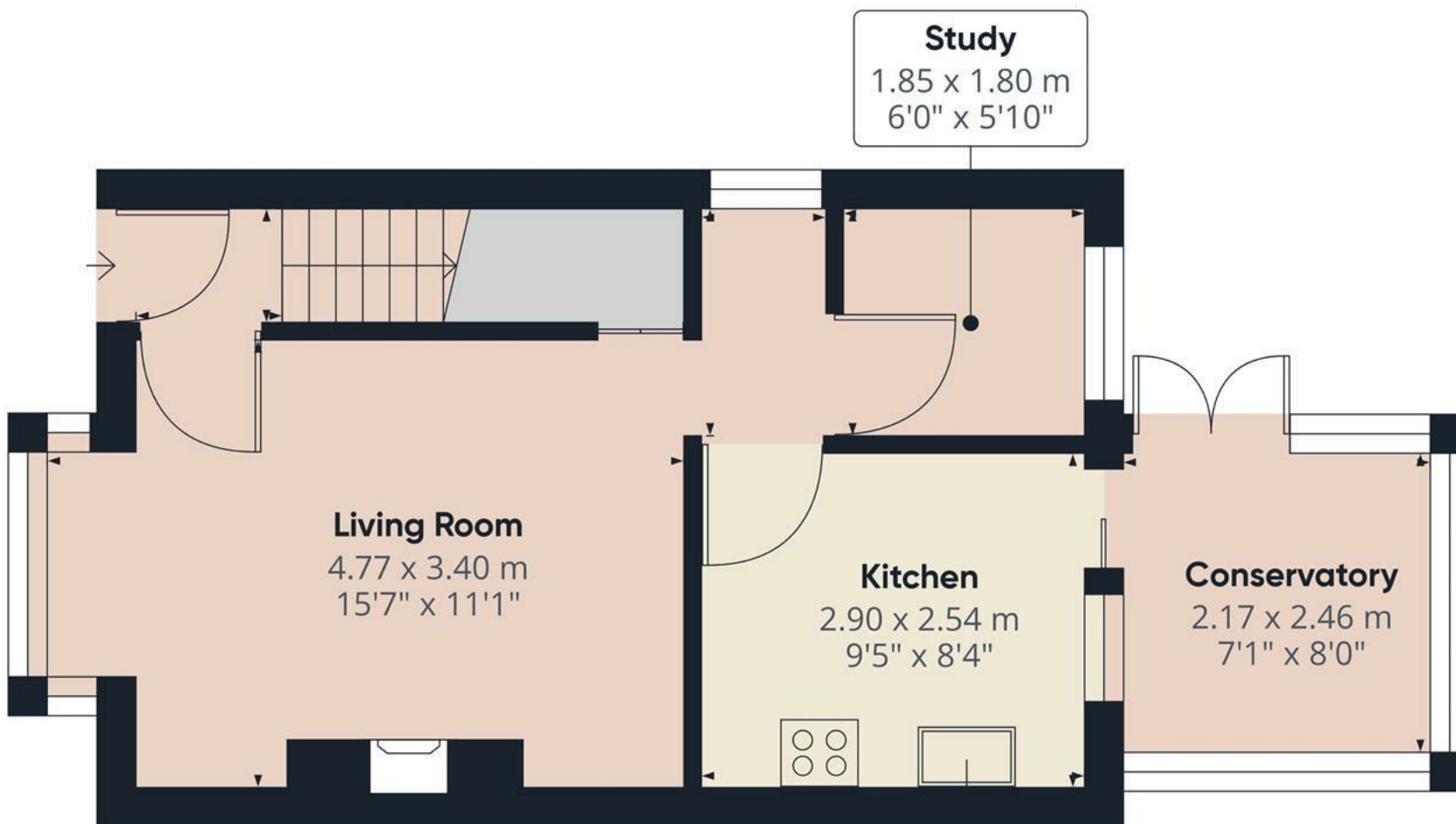












Approximate total area<sup>(1)</sup>

37.47 m<sup>2</sup>

403.29 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

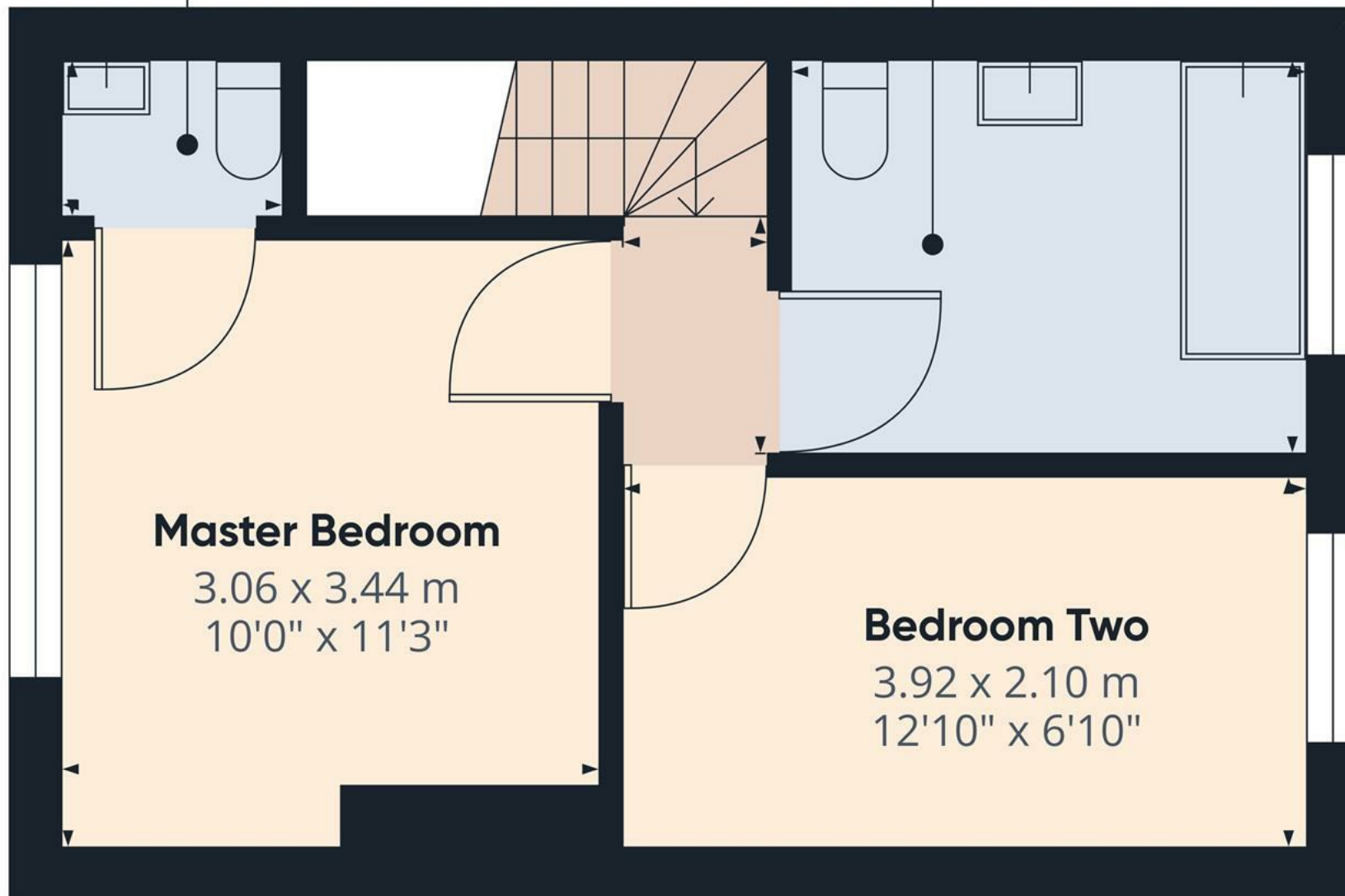


### WC

1.29 x 0.89 m  
4'2" x 2'11"

### Bathroom

2.89 x 2.27 m  
9'5" x 7'5"



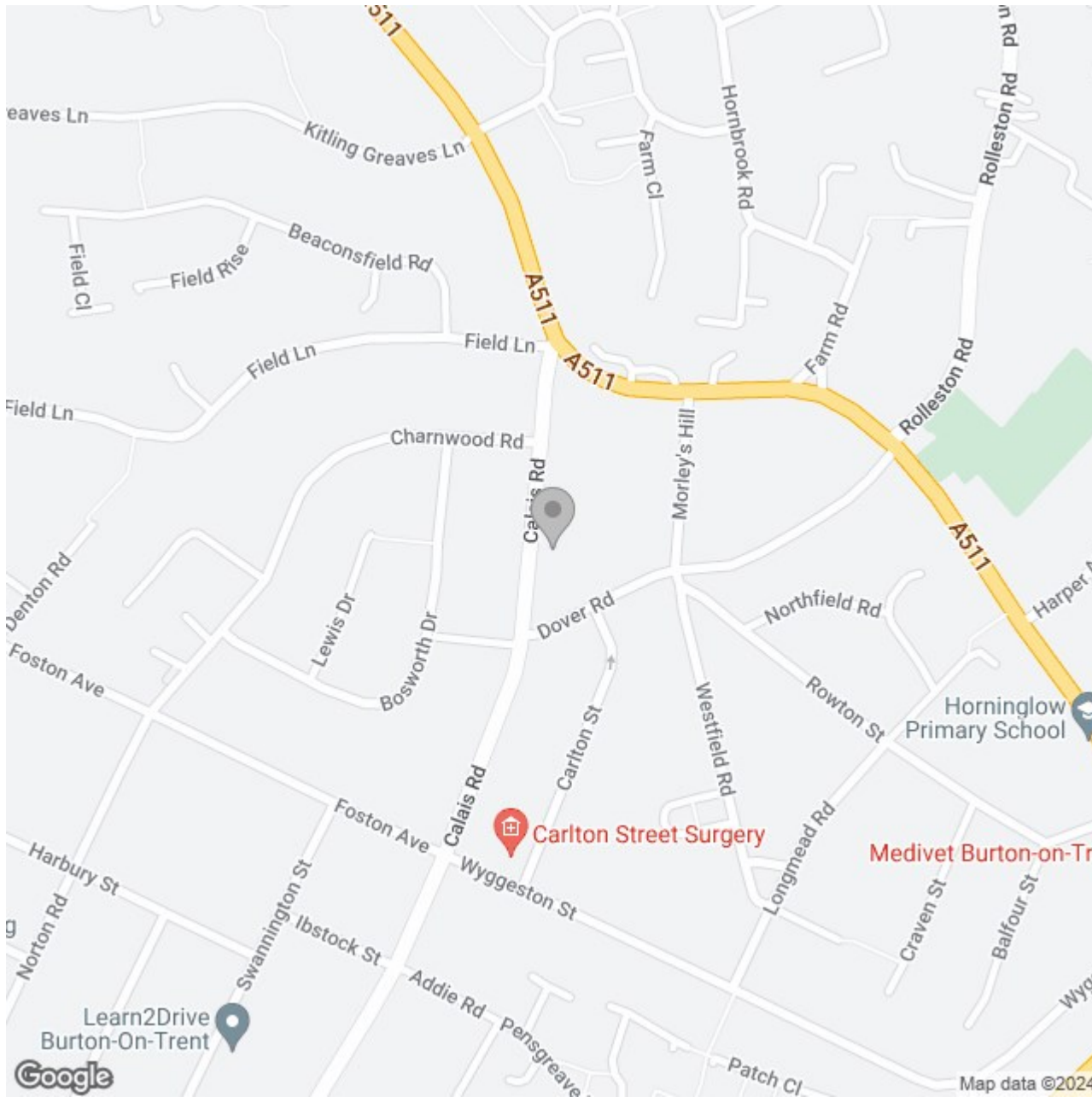
#### Approximate total area<sup>00</sup>

27.61 m<sup>2</sup>  
297.16 ft<sup>2</sup>

Excluding balconies and terraces

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### Energy Efficiency Rating

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