





**** NO CHAIN ** GARDEN TO REAR **
TRADITIONAL TERRACE HOME ****

ABODE is delighted to present this classic mid-terrace property, featuring double glazing and central heating. The interior boasts a lounge, a separate dining room, and a fitted kitchen, while the first floor hosts two double bedrooms and a fitted bathroom.

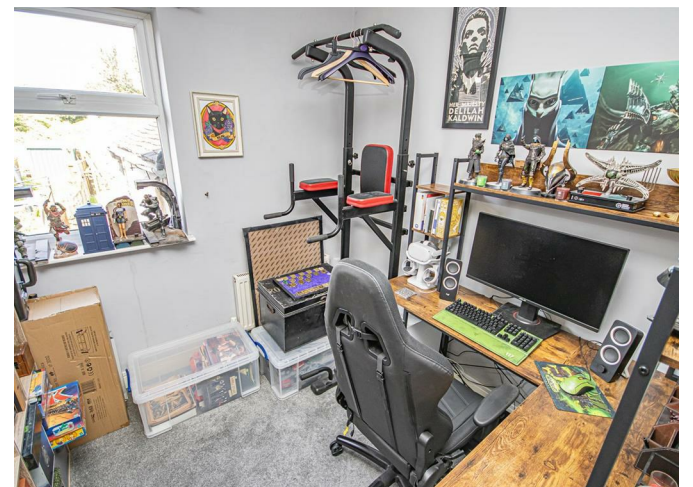
Outside, a shared gated entry leads to the rear garden. Situated within walking distance of local amenities and Burton Queens Hospital, the property also offers easy commuting access to the A38, connecting to major road networks.

To schedule a viewing, please contact
ABODE at 01283 845888.



 **ABODE**
SALES & LETTINGS





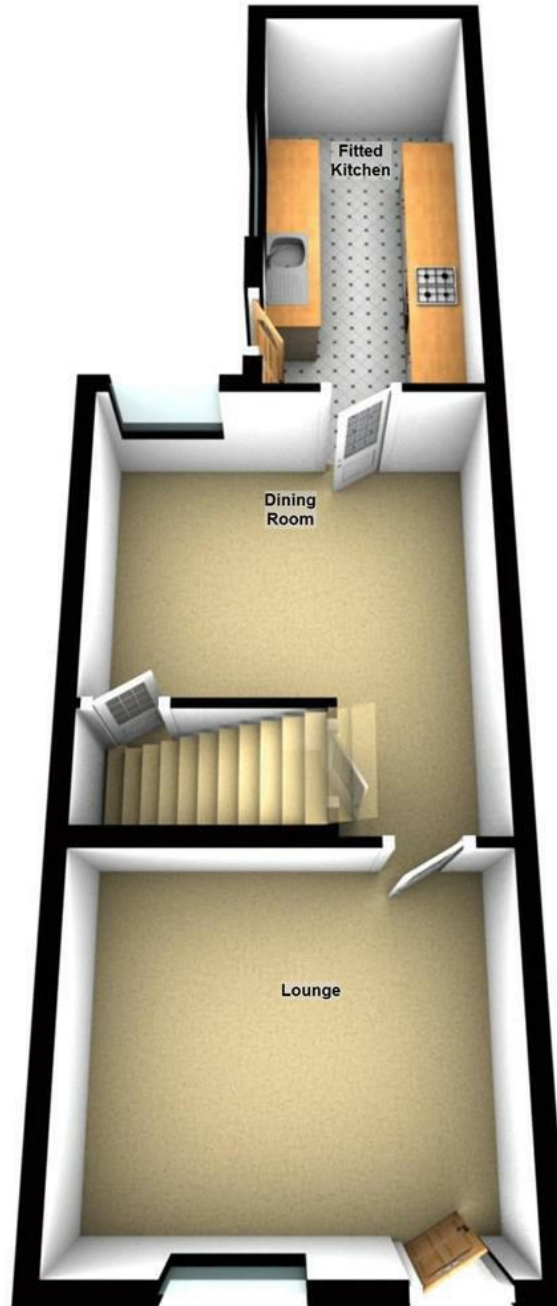






Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)

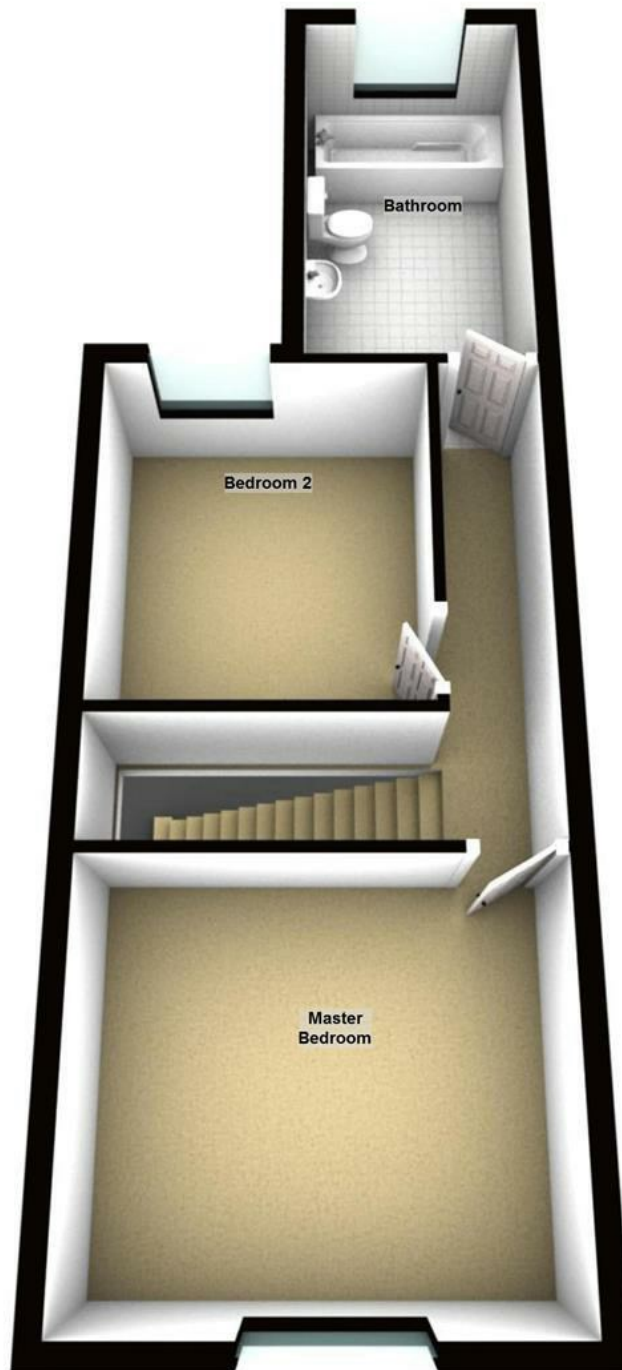


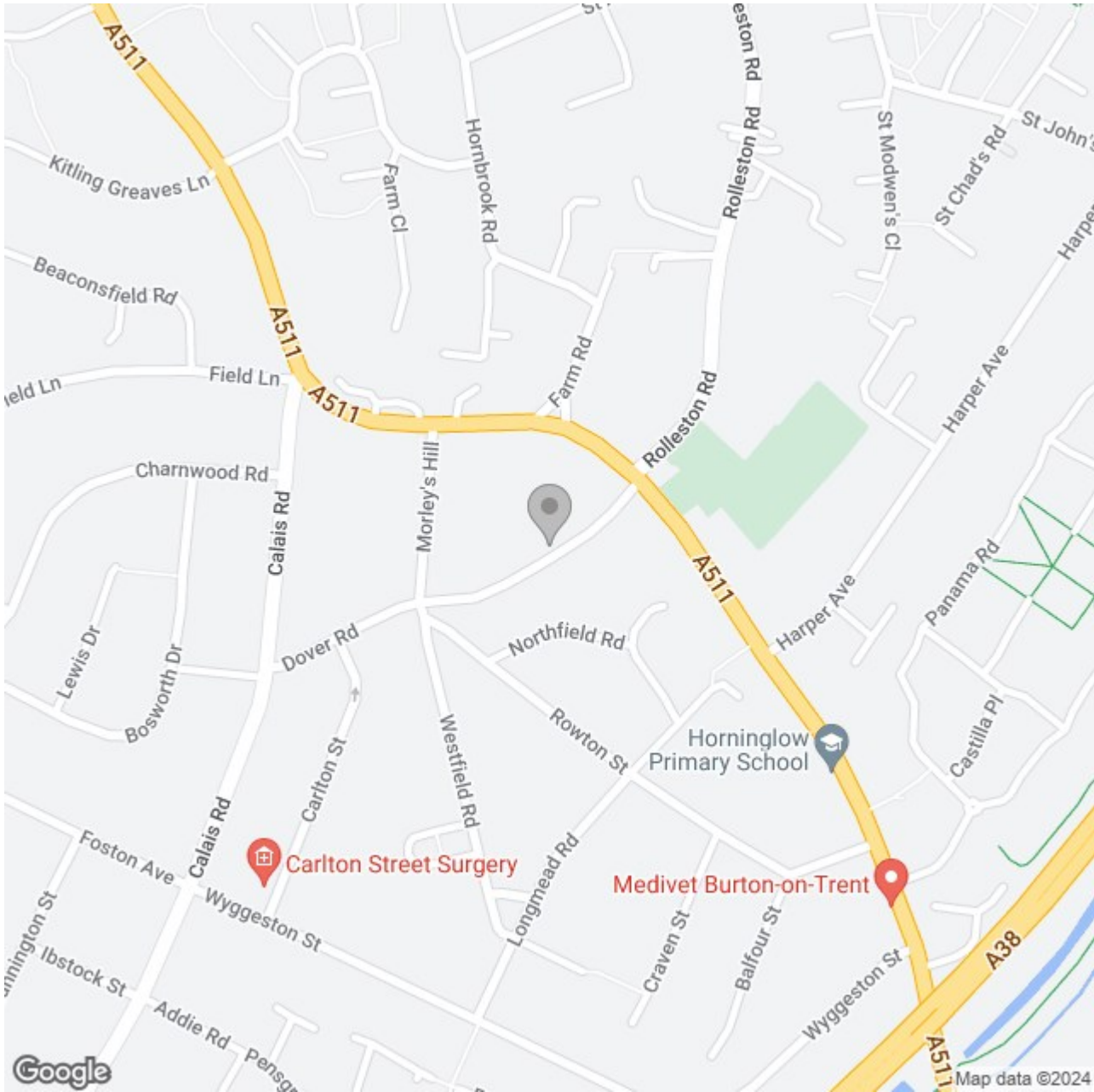
Total area: approx. 78.4 sq. metres (843.6 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale.
Plan produced using The Mobile Agent.

First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	