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SALES & LETTINGS

Wetmore Road, Burton-on-Trent, Staffordshire, DE14 1RD

£145,000

https://www.abodemidlands.co.uk

Abode Estate Agents – Spacious 2-Bed Mid-Terrace For Sale!

We are delighted to present this spacious two-bedroom mid-terrace home, located in the quiet and sought-after area of Wetmore Road.

The property features a welcoming lounge and a second living area with a charming wood burner, perfect for creating a cozy atmosphere. The newly fitted kitchen offers a modern touch, while the first floor boasts two generously sized bedrooms and a well-appointed bathroom. Full UPVC double glazing ensures energy efficiency, and the property benefits from a large rear garden.

Situated on a no-through road, this home is within walking distance of the town centre and local amenities. It also offers excellent transport links with easy access to the A38 and A50, making it ideal for commuting to Derby, Stoke, Lichfield, and Tamworth.

Available with vacant possession, this fantastic property is not to be missed. Early viewing is highly recommended—contact Abode Estate Agents today to arrange a viewing!

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Ground Floor

Living Room (Front) – 3.50m x 3.55m (11'5" x 11'7")
A spacious and welcoming front living area with a large window, providing plenty of natural light.

Sitting Room (Rear) – 4.59m x 3.50m (15'0" x 11'6")
A generous second living space, featuring a cozy wood burner, perfect for relaxation. This room connects to the staircase leading to the first floor.

Kitchen – 4.00m x 2.13m (13'1" x 6'11")
A brand-new, fully fitted kitchen with modern appliances and ample counter space. The room benefits from direct access to the rear garden via double doors.

First Floor

Bedroom 1 – 3.51m x 3.57m (11'6" x 11'8")
A large double bedroom situated at the front of the property, offering a bright and airy atmosphere.

Bedroom 2 – 3.66m x 2.25m (12'0" x 7'4")
A well-sized second bedroom, ideal as a guest room, home office, or child's bedroom.

Bathroom – 2.35m x 2.10m (7'8" x 6'10")
A modern first-floor bathroom, complete with a bathtub, toilet, and sink.

Hallways – (Various Measurements)
The home features well-proportioned hallways that provide easy access to each room, enhancing the flow of the property.

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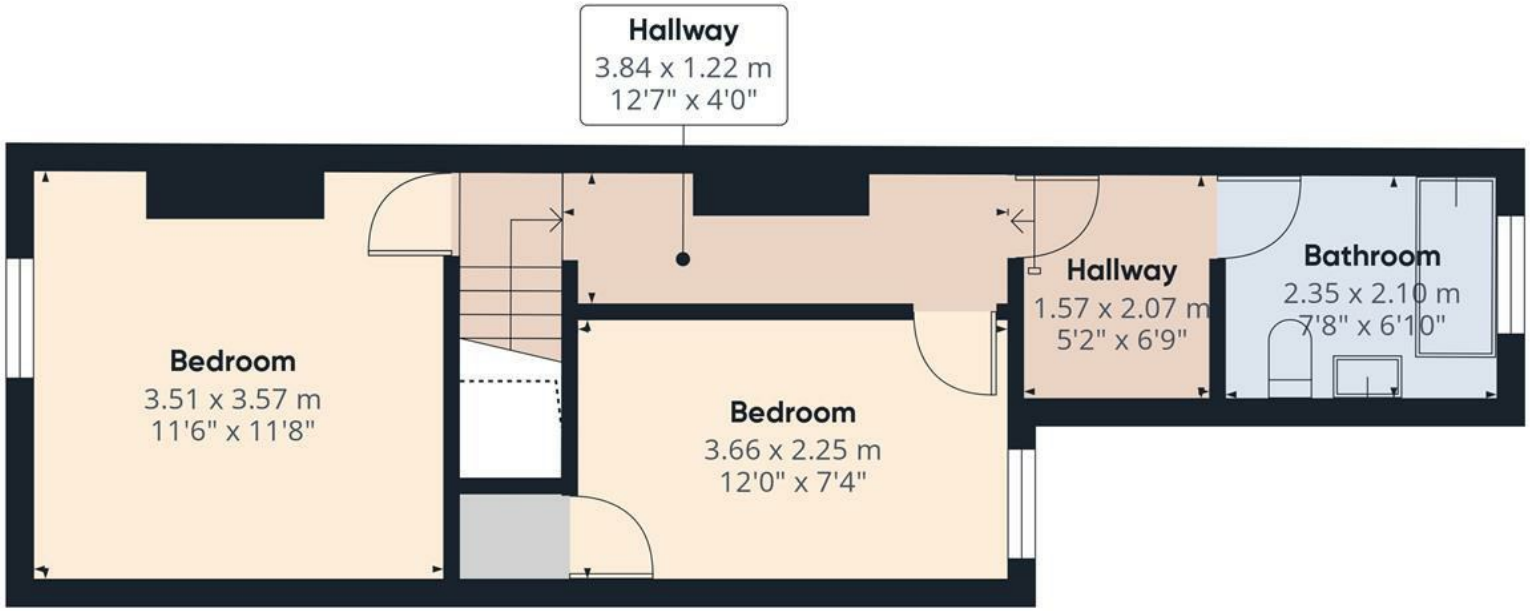
Floor 0



Floor 1

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Approximate total area(1)

69.95 m²

752.95 ft²

Reduced headroom

0.02 m²

0.22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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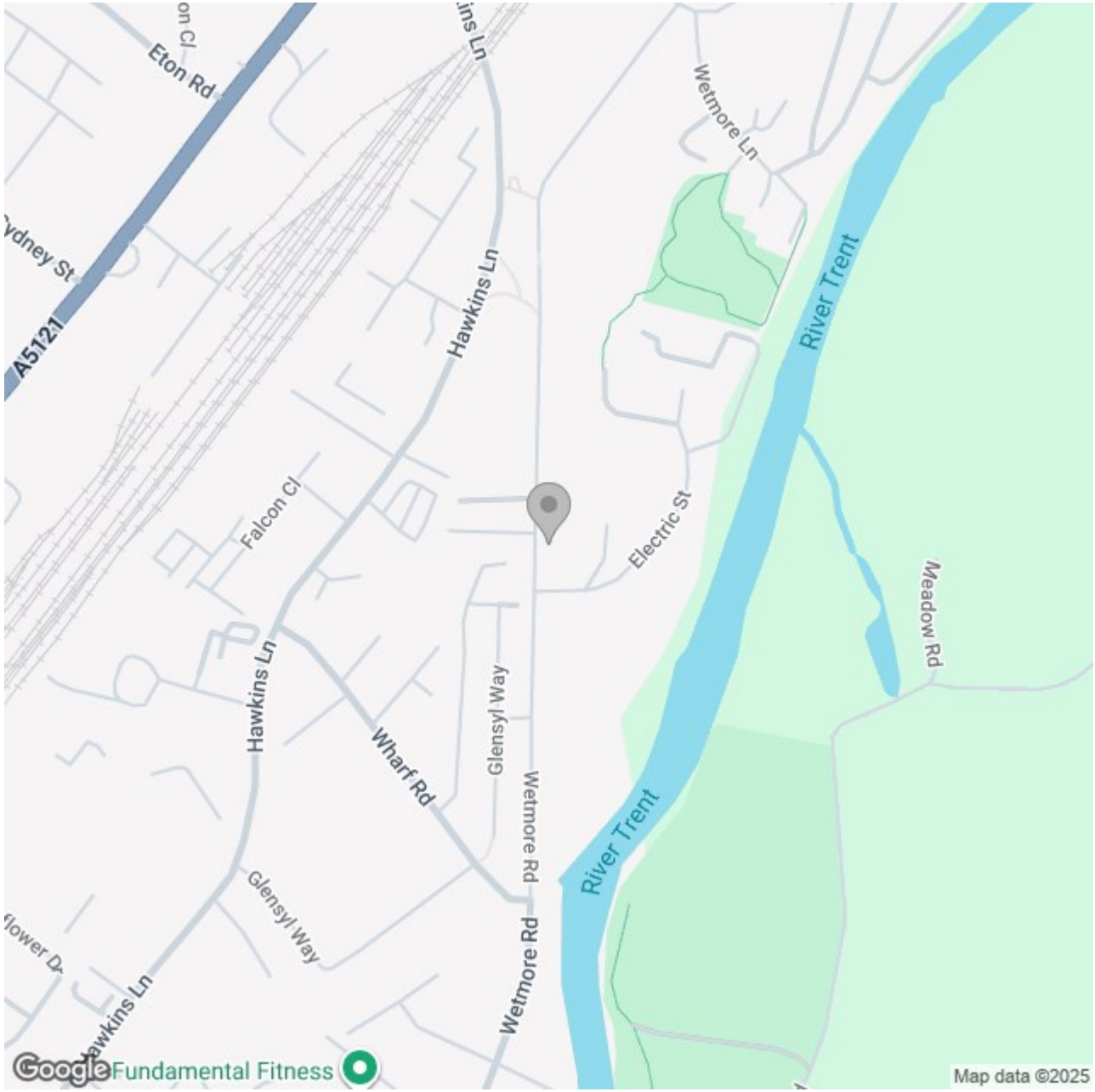

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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