

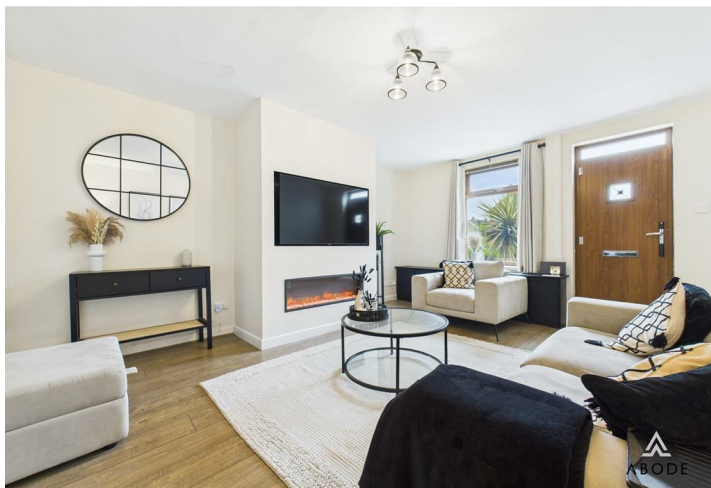






Nestled in the heart of the highly sought-after Stratton area of Burton-on-Trent, this meticulously maintained two-bedroom mid-townhouse offers a perfect blend of modern comfort and practical living. Boasting the added benefit of an off-road parking space to the rear of the garden, this property is ideal for first-time buyers, small families, or those seeking a stylish and well-kept home.

Viewings are by appointment only and can be arranged by contacting Abode Estate Agents at 01283 845888.





## Lounge

The inviting lounge is bathed in light from a UPVC double-glazed window to the front elevation, creating a warm and welcoming atmosphere. A modern recessed electric fireplace media wall forms a striking focal point, complemented by a central heating radiator for year-round comfort. The room includes a telephone point, houses the gas meter, and features a secure composite front entry door for added peace of mind. An internal door leads effortlessly to the kitchen, connecting the heart of the home.

## Kitchen

This contemporary kitchen is both stylish and practical, featuring two UPVC double-glazed windows to the rear and side elevations. It is equipped with a range of matching base and eye-level storage cupboards and, topped with granite-effect work surfaces. Integrated appliances include a 1.5 stainless steel sink with a spray mixer tap, a five-ring Neff stainless steel gas hob with a matching extractor hood, and an integrated oven and grill. The central heating gas boiler is neatly housed, and there's plumbing space for additional freestanding under-counter white goods. A UPVC glazed door opens to the rear entry, and a staircase rises to the first-floor landing, ensuring easy access to the rest of the home.

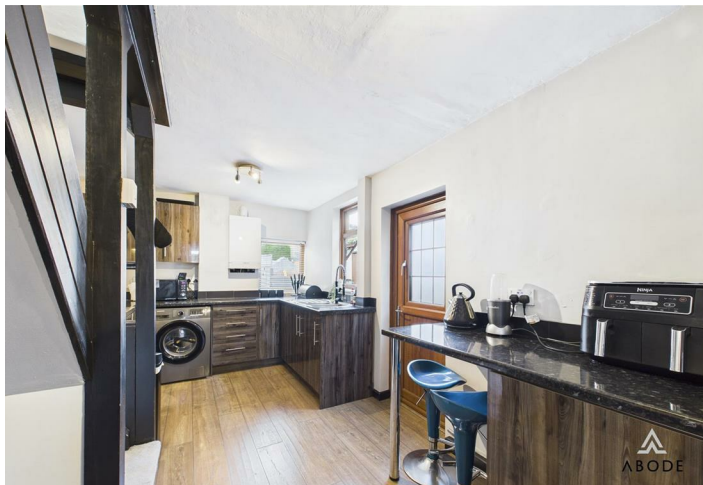


## Bathroom

This modern bathroom is designed for both style and functionality, featuring a UPVC double-glazed frosted glass window to the rear elevation for natural light and privacy. The three-piece suite includes a low-level WC with continental flush, a vanity wash hand basin with a sleek waterfall mixer tap, and a P-shaped bath with a rainwater showerhead and glass screen. Complementary tiling adorns the walls, while a heated towel radiator and extractor fan ensure comfort and practicality.









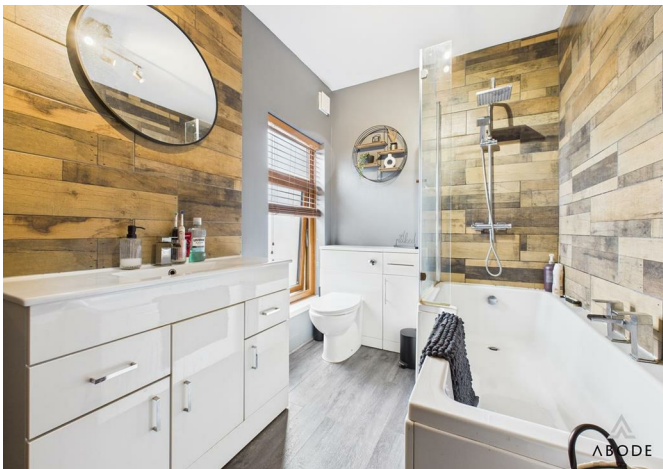


### Bedroom One

The front-facing principal bedroom is bright and airy, with a UPVC double-glazed window to the front elevation allowing ample natural light. A central heating radiator provides warmth, making this a cozy and inviting space for relaxation.

### Bedroom Two

The second bedroom offers a peaceful retreat, featuring a UPVC double-glazed window to the rear elevation for natural light and a central heating radiator for comfort. This versatile space is ideal as a bedroom, home office, or guest room.



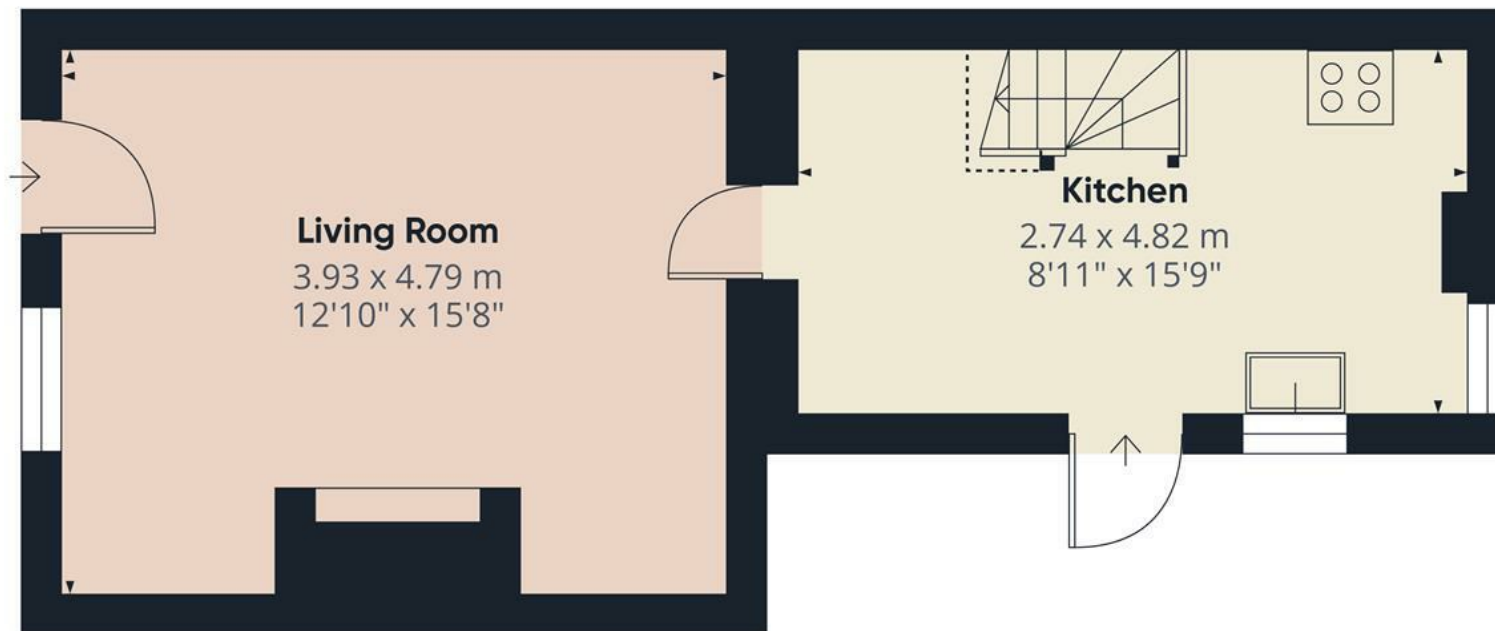




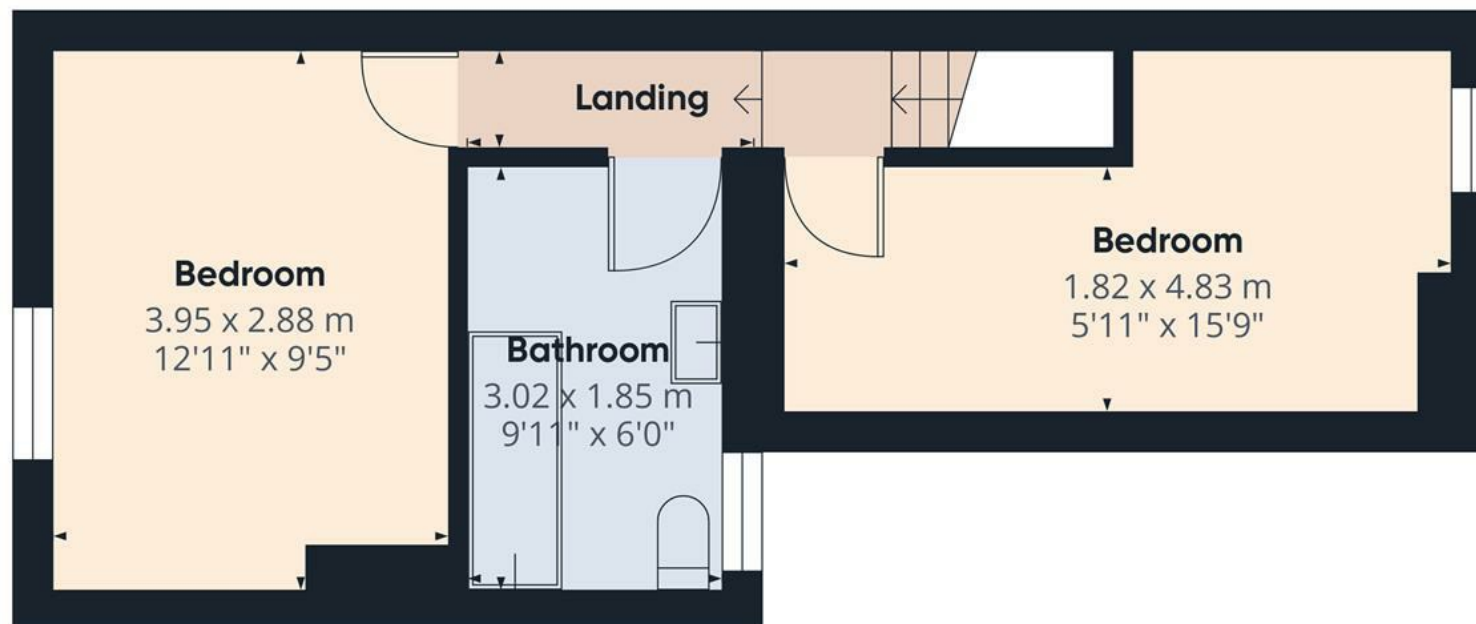








Floor 0



Floor 1

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

60.9 m<sup>2</sup>

655 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

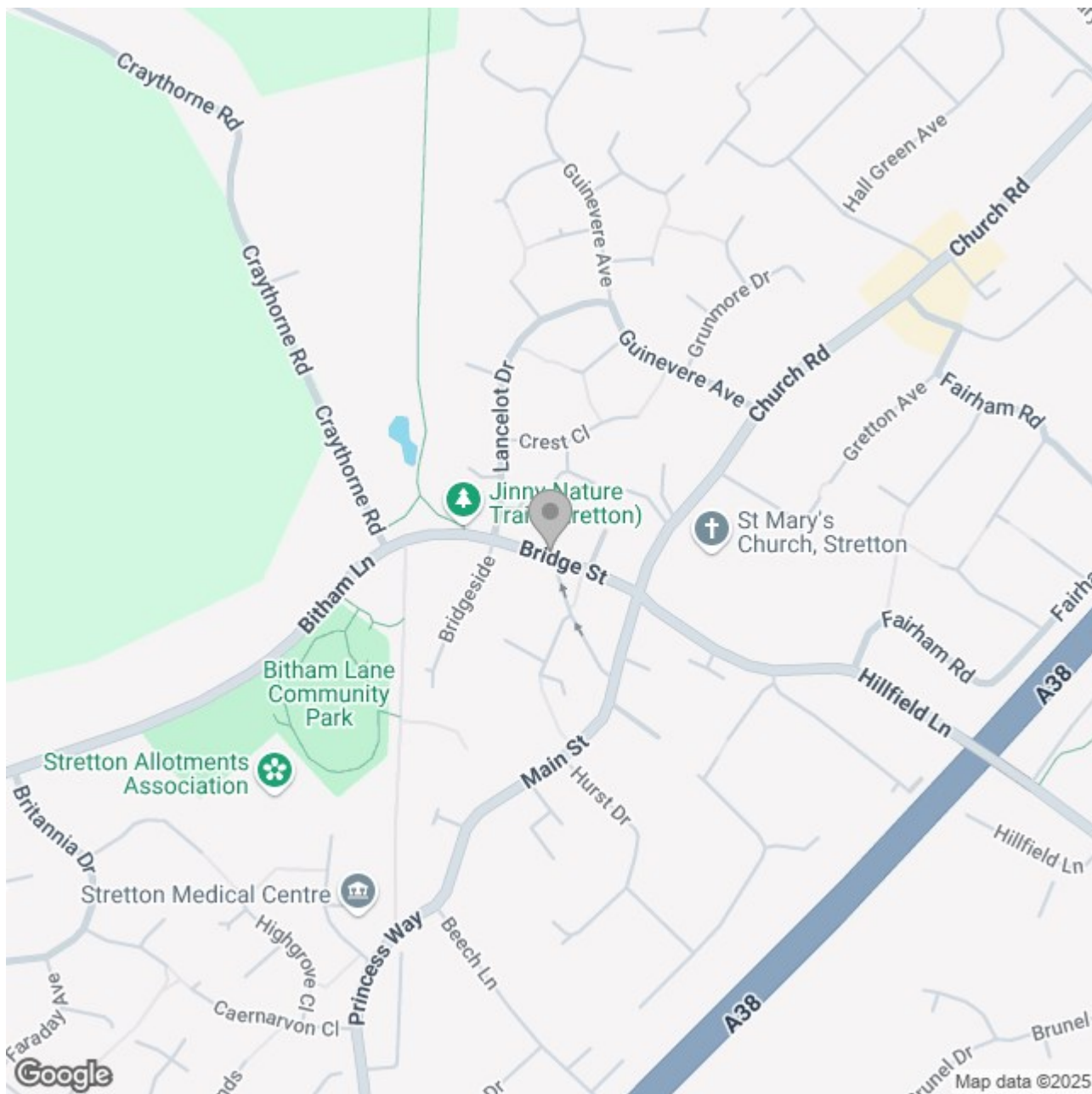
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(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	