





This deceptively spacious three-bedroom mid-terraced home is situated in the heart of Burton-on-Trent, offering well-proportioned accommodation ideal for families or first-time buyers. The property features two reception rooms, a well-appointed kitchen, a bright conservatory, a ground-floor bathroom, and three generously sized bedrooms upstairs. Outside, there is a long rear garden providing ample outdoor space. The home benefits from gas central heating and double glazing throughout.



Ground Floor

First Floor

Outside

A bright, modern living room with a large window, a flat-screen TV mounted on a patterned wall, and a colorful play rug on the floor. The room is decorated with balloons and toys, suggesting a child-friendly environment.

Location







Floor 0



Floor 1

Approximate total area⁽¹⁾

107.6 m²

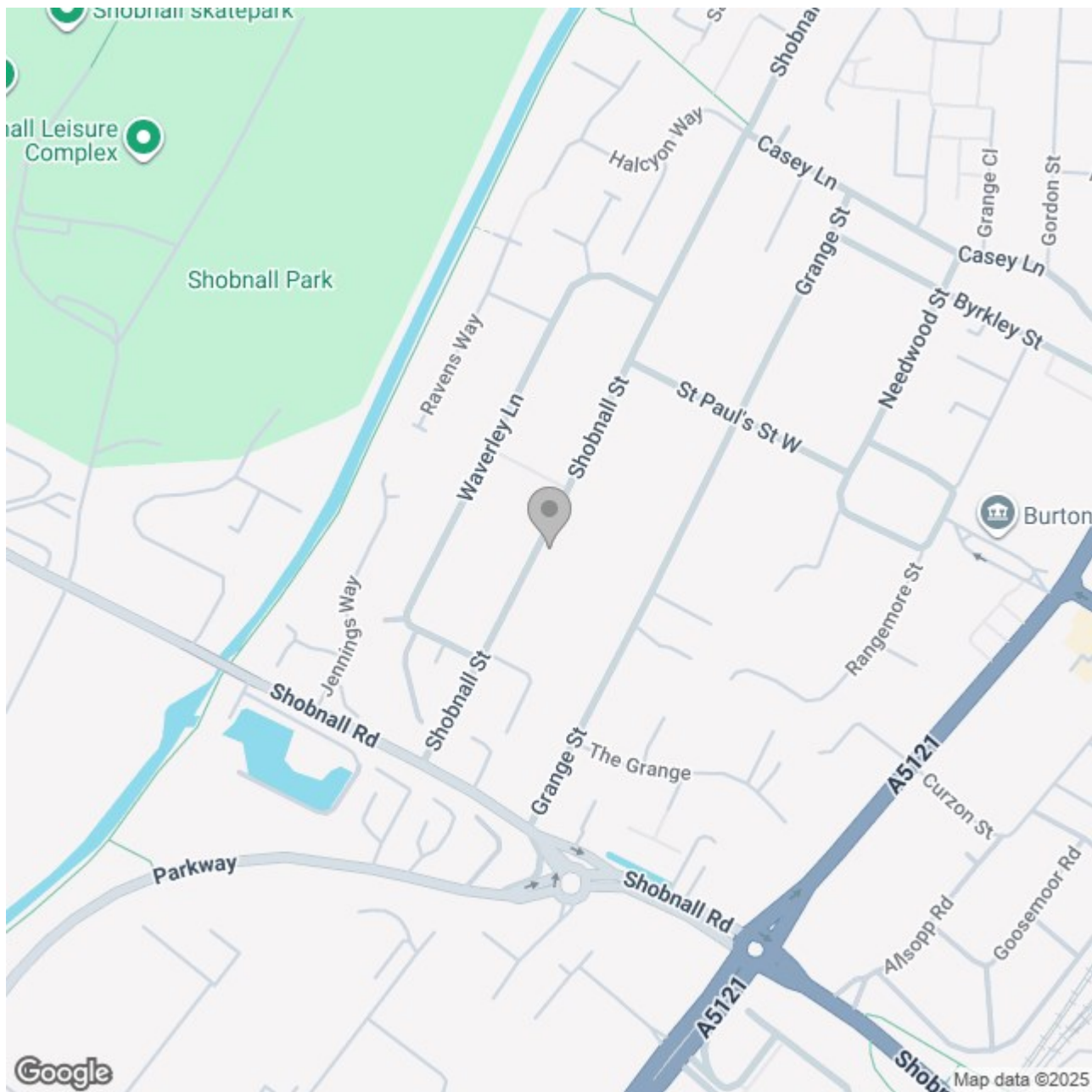
1158 ft²

(1) 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.

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) A		
(81-91) B		85
(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 