





**\*\*CHAIN FREE\*\***

A fantastic opportunity for first-time buyers or investors to acquire this beautifully presented two-bedroom end-townhouse, situated in a popular residential area on Pembroke Way, Burton-on-Trent. Set in a convenient location close to the town centre, this modern home offers well-proportioned accommodation, off-street parking, and an enclosed low-maintenance rear garden. Viewing is highly recommended.



## Accommodation

### Ground Floor:

Upon entering the property, a welcoming entrance hallway provides access to the staircase rising to the first floor and doors leading to the lounge and cloakroom WC. The cloakroom includes a wash hand basin, low-level WC, radiator, and a window to the side elevation.

The lounge is positioned to the front of the home and features a double glazed window and central heating radiator. A doorway leads through to the kitchen diner at the rear of the property. This spacious and contemporary kitchen diner is fitted with a range of modern wall and base units, contrasting work surfaces, and an inset sink with drainer. Integrated appliances include a gas hob with extractor over, built-in electric oven, fridge freezer, and dishwasher, with additional plumbing for a washing machine. The room benefits from a window and door opening out to the rear garden, as well as an under-stairs storage cupboard, making it a practical and social space ideal for dining and entertaining.

### First Floor:

The landing provides access to two well-proportioned bedrooms and the family bathroom. Bedroom one is located to the rear of the property and offers a comfortable double room with a radiator and a double glazed window overlooking the garden. Bedroom two is a spacious dual-aspect room with two double glazed windows to the front elevation, a radiator, and a built-in storage cupboard.

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and screen, pedestal wash hand basin, low-level WC, and a radiator. A window to the side elevation provides natural light and ventilation.

## Outside



To the front of the property is a block-paved parking area providing off-street parking, alongside a low-maintenance planted border. A gated side path leads to the rear garden, which is fully enclosed and designed with ease of maintenance in mind. It features a paved patio, gravelled area, and a raised decked seating space—ideal for relaxing or entertaining outdoors.













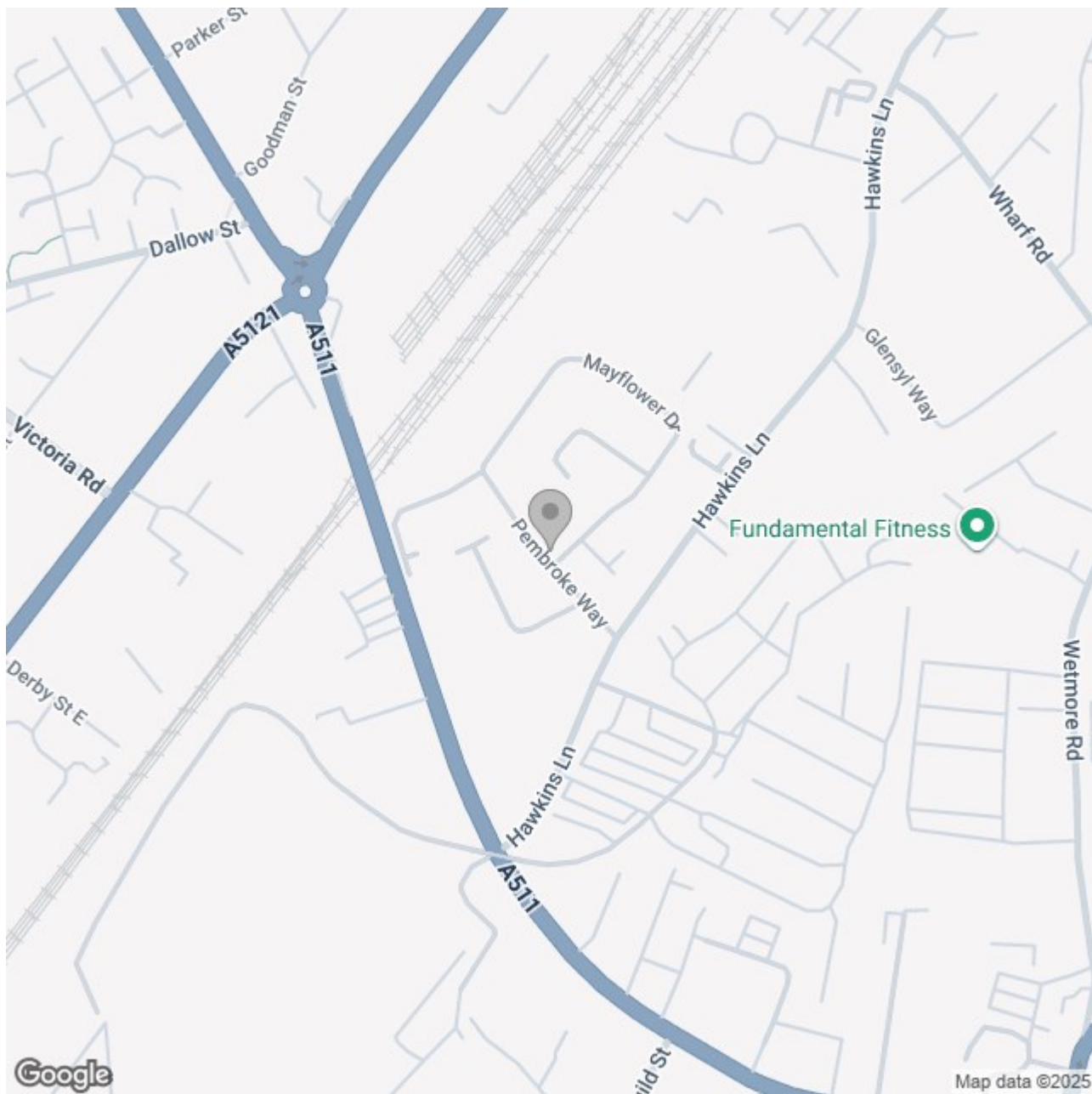




Floor 0







### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |