ABODE
SALES & LETTINGS

Monk Street, Burton On Trent, DE13 9NA

Asking Price £155,000

https://www.abodemidlands.co.uk

A two-bedroom terraced property offering well-arranged accommodation across two floors, featuring a living room, kitchen, ground floor bathroom, and two bedrooms, with traditional features such as exposed ceiling beams and a fireplace, and a rear courtyard.

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Accommodation

Ground Floor

The property leads into a welcoming living room with exposed timber ceiling beams adding character to the space. There is a fireplace with a timber mantle set on a brick hearth, with built-in shelving and cupboards to either side providing display and storage options. A front-facing window allows for natural light, and there is space for sofa seating and a TV area.

Moving through to the kitchen, which also features exposed ceiling beams, there is a range of fitted wooden wall and base units with black work surfaces, a freestanding cooker, integrated sink, space and plumbing for a washing machine, and additional storage cupboards. There is space for under-counter appliances and a window providing light over the sink area.

Beyond the kitchen is a rear hallway providing access to the outside and leading into the ground floor bathroom, which is fitted with a shower enclosure with a rainfall-style shower head, wash hand basin, and WC, with tiled walls and a frosted window for privacy while allowing in natural light.

First Floor

Stairs rise to a anding leading to two bedrooms. The main bedroom is a double with a front-facing window, space for freestanding wardrobes, and additional furniture, while retaining a neutral décor

to allow for personalisation. The second bedroom overlooks the rear and offers space for a single bed or could be utilised as a dressing room or home office, depending on requirements.

Outside

To the rear, there is a courtyard-style garden area providing outdoor space for seating or pot planting, with a brick boundary providing definition to the area and pedestrian access.

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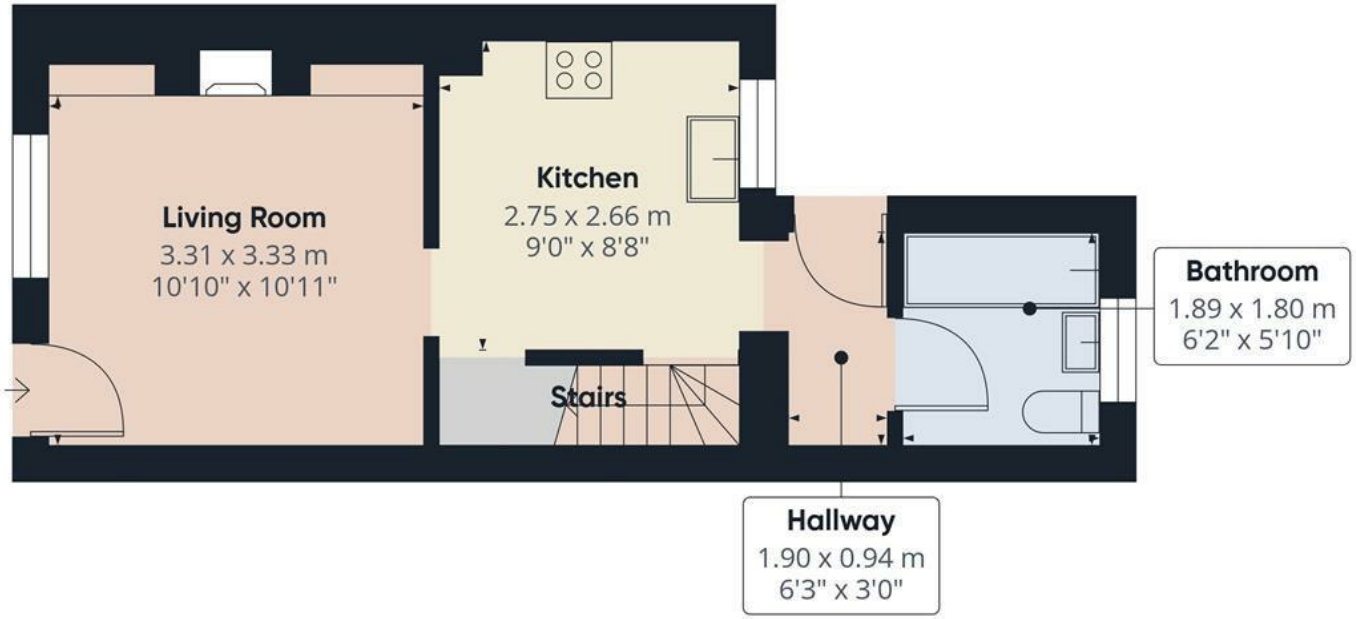
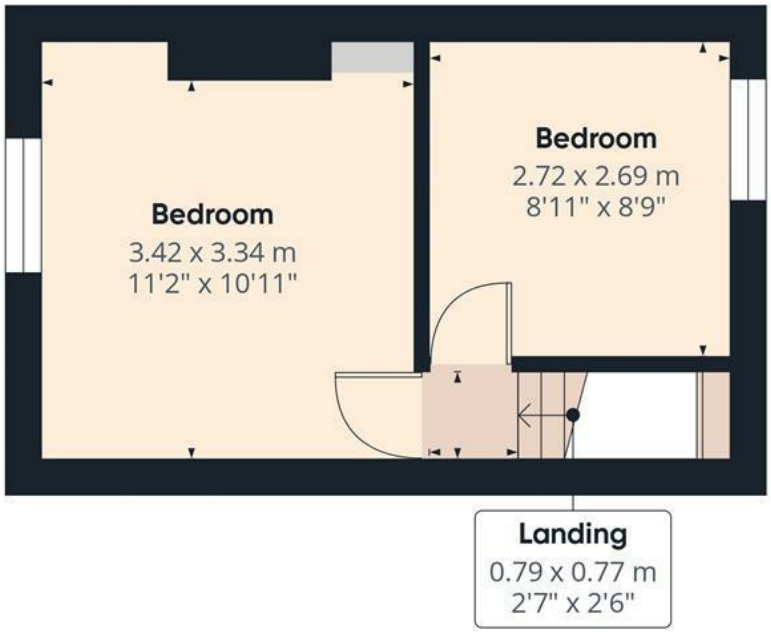


Floor 0



Floor 1

Approximate total area(1)

46.7 m²

504 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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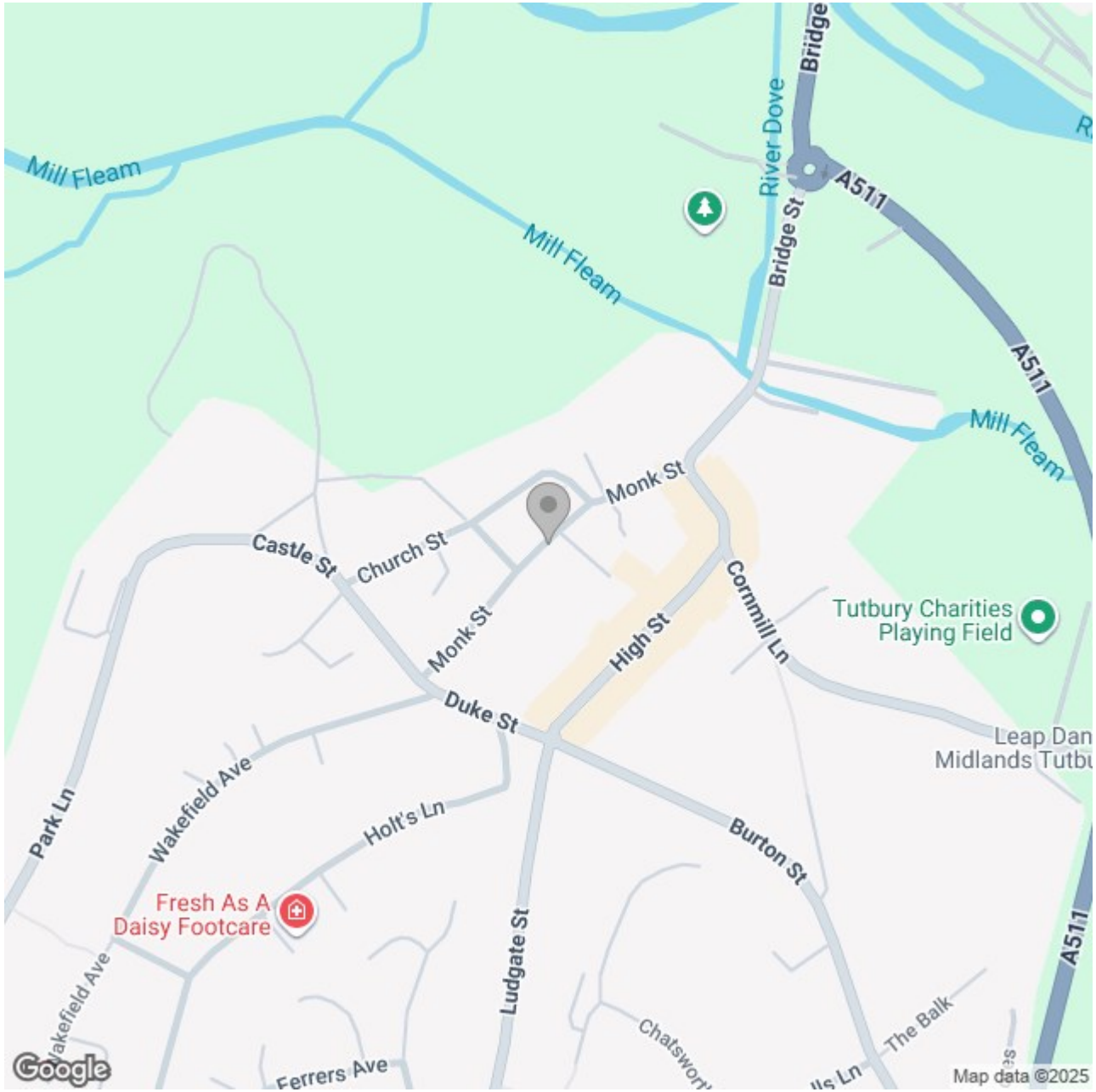

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(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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