

# Upton Drive

Burton-on-Trent, DE14 2FR



An extremely well presented end of terrace home that would make the perfect first home or ideal investment. The property has two dedicated car spaces and an extra parking pad designed for caravans or small cars. Conveniently located close to Eton park Junior school, local parks, shops and the A38.

£165,000



John German

As you enter the home you first come to a conveniently located downstairs cloakroom. The main living space is located at the front of the home, this spacious lounge benefits from neutral décor and double glazing windows.

The kitchen/diner extends the full width of the property and overlooks the rear gardens. The kitchen itself is fitted with a contemporary range of grey gloss units complemented by contrasting worktops and built in oven, hob and extractor hood. There is a separate breakfast bar with storage plus space for further appliances. Through patio doors you enter the rear garden, that is low maintenance and includes Astro turf, paved patio and a storage shed.

On the first floor there are two double bedrooms served by a sparkling modern bathroom consisting of a shower over the bath, sink and WC plus contemporary wall panelling.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced April 2016 for 999 years. Ground rent £150 per annum. Service charge £150 per annum.

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15092023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
576.71 ft<sup>2</sup>  
53.58 m<sup>2</sup>

(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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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## Referral Fees

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