


Edward Street

Burton-on-Trent, DE14 2JE



John German 




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This traditional mid terrace offers a spacious home ideal for family with plenty of living space, including two reception rooms, fitted kitchen and ground floor bathroom. The first floor comprises three spacious bedrooms and a second bathroom. The property is available with no onward chain.

£179,950



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This traditional terrace is set in an established residential location, handy for local amenities. It is available with the benefit of no chain.

The property is set behind a small front garden with a porch and front door opening into the hall where stairs and doors lead off.

To the left is a light and airy lounge with fireplace and bay window to front.

Further along the hall is an 'L' shape sitting/dining room, a spacious room with windows and doors to the garden.

The kitchen is fitted with base and eye level units with space for appliances, window to side and door onto a rear hall leading to the ground floor bathroom.

The first floor landing has doors off to three bedrooms and a second bathroom. The master bedroom is a generous double with some fitted storage, bedroom two is again a double, and bedroom three is a single with garden views.

The family bathroom has a three piece suite with window to side.

There is a shared entry giving access to the rear garden which is mainly paved.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03122025

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1075 ft²
99.8 m²

Balconies and terraces

9 ft²
0.8 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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