



Goodman Street  
BURTON-ON-TRENT

burchell  
edwards

# Goodman Street BURTON-ON-TRENT DE14 2RQ

for sale  
**£145,000**



## Property Description

A spacious three bedroom family home in a highly popular area of Burton on Trent that is available with no upward chain! Located within a short 10 minute walk from Burton centre, this fantastic property would be great for both a family or buy to let investor in equal measure! Offering two separate reception rooms, three bedrooms, large rear garden, spacious kitchen and a ground floor bathroom! Book your viewing with Burchell Edwards today!

Double glazed window to rear elevation, W.C, wash hand basin, bath, heated towel rail and cladded walls.

## Rear Garden

Mainly laid to lawn with side access to frontage.

## Lounge

Double glazed window and door to front elevation, central heating radiator.

## Dining Room

Double glazed window to rear elevation and central heating radiator.

## Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor hood, tiling to splash prone areas.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom











Total floor area 76.8 m<sup>2</sup> (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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