



11 Pipers Way

| Burton-On-Trent | DE14 2GU

Offers over £190,000

We are pleased to present this three-bedroom end of terraced property located in the town of Burton-on-Trent.

The property consists of – Lounge, Kitchen, Dining Room, Three Bedrooms(one en suite), Bathroom, WC and a Garage.

This property offers attractive, light-filled accommodation arranged over three floors. The property is situated close to daily amenities including shops, schools, restaurants, hospital and also benefits from easy access to the City centre and A38

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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Lounge

13'7" x 11'9"

The lounge is a well-spaced carpeted room situated on the first floor featuring double glass doors that opens up onto a Juliet balcony and a window, both overlooking the courtyard/garden at the back of the property.

Kitchen

13'7" x 10'7"

The kitchen is fully-fitted with storage cupboards and built-in utilities, including an oven, hob and extractor fan.

Dining Room

9'6" x 8'9"

The dining room features carpeted flooring and a good size window ensuring ample natural light.

Bedroom 1

13'8" x 13'6"

This bedroom is the largest of the two bedrooms on the second floor and boasts a bathroom en-suite, carpeted flooring and a window with views to the street.

En-suite

8'3" x 4'6"

This shower room is fully fitted with toilet, wash hand basin and shower facilities.

Bedroom 2

13'7" x 9'6"

Bedroom two on the first floor is of a good-size and features a large window and carpeted flooring.

Bedroom 3

12'0" x 7'10"

Bedroom three is a good-sized single featuring decorative wall panelling, window and carpeted flooring.

Bathroom

11'9" x 5'4"

The bathroom is equipped with toilet, wash hand basin, bath and shower facilities.

WC

There is a WC on the ground floor with a toilet and wash hand basin.

Garage

The garage is separate from the main property and provides secured parking space.

Garden

At the front there is blocked paving from the street that leads to the entrance door. The rear garden is accessed via the kitchen and is enclosed.

Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

