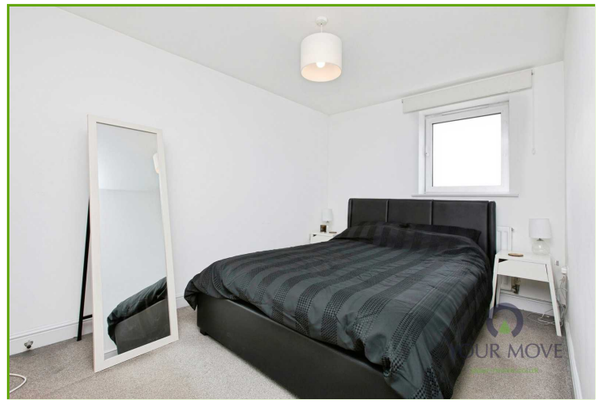
















Curzon Street, Burton-on-Trent,
Staffordshire, DE14

Offers Over: £100,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Curzon Street, Burton-on-Trent, Staffordshire, DE14

Offers Over: £100,000 Tenure: Leasehold

Council Tax Band: B
EPC Rating: C
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Modern 2-bedroom Burton-on-Trent flat in good condition, offering a bright open-plan kitchen/reception room, main bedroom with en-suite, allocated parking, lift access and convenient town-centre location close to amenities, riverside walks and rail links to Birmingham and Derby.

Description
For sale: a 2-bedroom flat in Burton-on-Trent, ideal for first-time buyers looking for town centre living with convenient amenities close by.
The property offers an open-plan kitchen and reception space with large windows, creating a bright, sociable area for cooking, dining and relaxing. There are two double bedrooms, including a main bedroom with en-suite shower WC, plus allocated parking and a lift in the building. The flat is in very good condition, with an EPC rating of C and Council Tax band B.
Situated close to Burton-on-Trent town centre, you'll find shops, cafés and everyday services within easy reach, along with nearby riverside walks by the Trent. Burton-on-Trent station is very close by, offering direct services to Birmingham New Street in around 30–35 minutes and Derby in about 10–15 minutes, making this a practical option for commuters as well as those wanting a central Staffordshire base.

Lounge Diner
15`3 x 14`1

Kitchen
8`10 x 8`3

Bedroom One
12`6 x 11`2

En Suite Shower
5`8 x 4`6

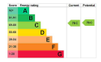
Bedroom Two
10`11 x 8`11

Bathroom
6`4 x 5`8

Parking

Leasehold

Council Tax Band
B East Staffs



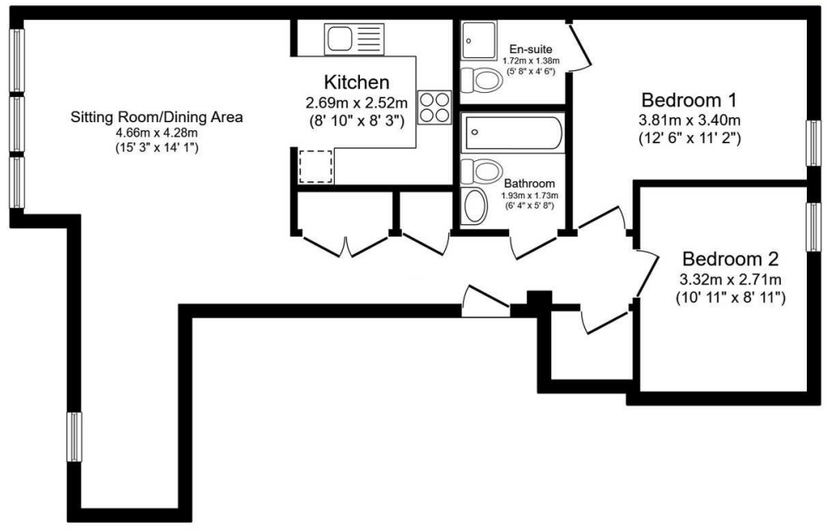
For full EPC please contact the branch.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

Total floor area 67.8 sq.m. (730 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). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.