

## 2 bedroom flat for sale, Sycamore Road, Burton-On-Trent DE15 (77,500 GBP)

Location

West Midlands, Staffordshire

<https://www.freeadsz.co.uk/x-160205-z>

An ideal opportunity for an investor to acquire a good sized two double bedroom ground floor flat, the accommodation comprises of entrance hall, two double bedrooms, good size lounge diner, kitchen and shower room w/c. Outside there is a lawned area to the front and a private rear garden with storage. EPC Awaited. Location This flat is in an popular location, with excellent bus links in to Burton Town Centre and a good selection of local amenities near by. Our View Viewing is highly recommended to appreciate the space this flat has to offer and in a great location. The property also benefits from being available with no above chain. Entrance Hall 15' 7" x 3' 1" (4.75m x .94m ) Bedroom 1 13' 6" x 9' 9" (4.11m x 2.97m ) Bedroom 2 11' 8" x 9' 7" (3.56m x 2.92m ) Lounge 13' 4" x 13' 9" (4.06m x 4.19m ) Kitchen 8' 6" x 9' 6" (2.59m x 2.9m ) Shower Room / WC 6' 6" x 5' 0" (1.98m x 1.52m )

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

01283 688036



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