



**The Maltings  
Wetmore Road  
Burton Upon Trent  
Staffordshire  
DE14**

**Offers In Excess Of £160,000**

**bettermove**

# Wetmore Road Staffordshire

Bettermove are proud to present this 2 bedroom flat, situated within a Grade II Listed building, in Burton Upon Trent, available with no forward chain.

The property benefits from double glazing, and electric central heating throughout, with allocated parking available.

The council tax band is A.

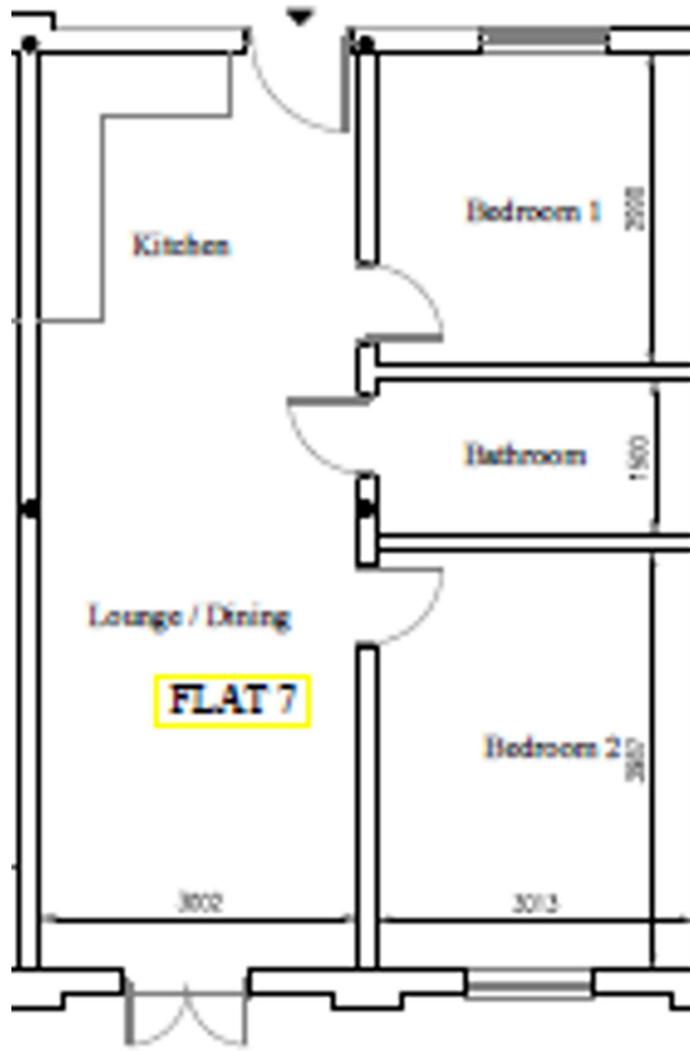
This is a leasehold property with 246 years remaining on the lease; the service charge is £1,413.36 per annum.

The interior of this beautifully presented property, which has period features throughout, comprises a spacious living and dining room, fitted kitchen, two double bedrooms, and the family bathroom.

Located in the popular town of Burton Upon Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Burton Upon Trent train station (1.3 miles), a variety of local bus routes and quick access to the A38 and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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