



## 33 Lingfield Road

Branston, Burton-On-Trent, DE14 3BQ

£950



Extended 2 bedroom semi-detached house in a cul-de-sac location. Benefiting from uPVC double glazing and gas central heating comprising of hall, lounge, kitchen diner (with integrated fridge/freezer, dishwasher, washing machine, oven and hob., master double bedroom, single 2nd bedroom and bathroom. Enclosed low maintenance rear garden, off road parking. Easy access to A38 and Burton Town Center. EPC C. COUNCIL TAX B.



Requirements

Holding deposit £219 to reserve the property - allocated to first months rent on move in

Security Deposit £1096 payable 7 days prior to move in - to be lodged with the DPS prior to move in

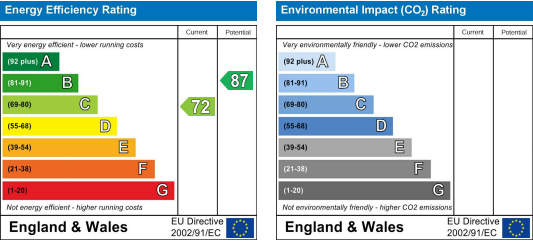
On move in - balance of months rent £731



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.