



**25 Burnham Grove, DN5 9JY**  
**£150,000 Offers In Region Of**  
**Tenure Freehold**

- **KITCHEN EXTENSION TO CREATE MORE SPACE**
- **IDEAL FOR FIRST TIME BUYER OR INVESTOR**
- **GREAT DOWNSTAIRS SPACE**
- **CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES**
- **3 BED SEMI**

## Ideal First-Time Buyer or Investment Opportunity – No Chain!

This fantastic three-bedroom semi-detached home is perfect for first-time buyers or investors looking for a property with great potential. This property has had a single story extension to give more down stairs space. Offered with no chain, you can move in without delay and start enjoying everything this home has to offer.

The ground floor features a spacious open-plan living, kitchen, and dining area, creating a light and airy feel throughout. The well-equipped kitchen includes plenty of storage space and room for modern appliances, making it ideal for cooking and entertaining. The dining area flows seamlessly into the living room, which boasts a cosy fire—perfect for those colder evenings.

A real highlight is the large understairs storage area, which could easily be transformed into a home office, ideal for anyone working remotely.

Upstairs, you'll find three well-proportioned bedrooms—two double bedrooms and a single—providing ample space for a growing family or housemates. The family bathroom is fitted with a shower over the bath, offering a practical and comfortable space for everyday use.

The property benefits from good-sized gardens both front and back, with potential for landscaping or outdoor entertaining.

Located with good access to the motorway and just a short drive to the town centre, this home offers both convenience and practicality. It's also close to local amenities, schools, and parks, making it an ideal choice for a variety of buyers.

With its great price and excellent potential, this is a home you don't want to miss.



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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