

Holly Green

Burton-on-Trent, DE15 9GA



An impressive bungalow on a popular retirement development for the over 60's, well presented throughout and ready to move into. Ideally situated for local amenities and Burton's town centre.

£136,950



John German

John German are delighted to offer for sale this superb modern mid terrace bungalow on a modern retirement development in Stapenhill. It is handy for a wide range of amenities including Co-op, post office, doctors, dentists and is also just a short distance from Burton's town centre, riverside walks and Stapenhill Gardens.

The bungalow is attractively presented throughout with a front entrance door opening into the hall that has a door into the L-shaped lounge/dining room having a window framing views across the communal gardens. A door opens into the smart fitted breakfast kitchen equipped with a range of base and eye level units with work surfaces over incorporating a sink and drainer, integrated hob, extractor and oven. There is also space for further appliances, ample space for a breakfast table, a useful built-in storage cupboard, wall mounted gas central heating boiler and a window overlooking the front.

An inner hallway leads to the two good sized bedrooms, the master is a light and spacious bedroom with built-in wardrobes while bedroom two could be used as an additional sitting room or dining room if required, with patio doors opening to a paved rear terrace.

Completing the accommodation is the shower room fitted with a modern white suite comprising glazed shower enclosure, pedestal wash hand basin and WC. There is also a useful built-in storage cupboard.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Approx 104 years remaining. Current service/maintenance charge of approx. £169 per month including grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request.

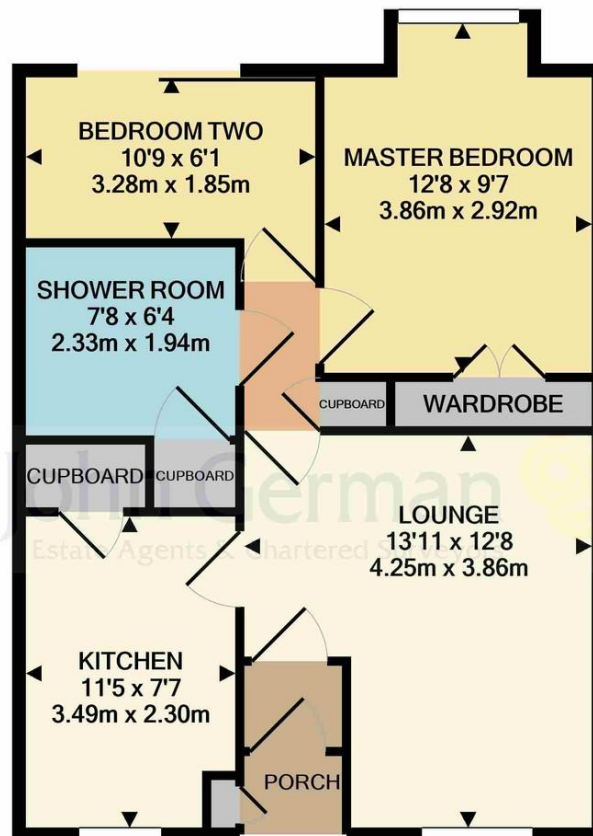
Prospective purchasers will be required to meet the Scheme operator Longhurst Homes to satisfy their eligibility. Qualification is for age 60 or over. The Scheme is designed for independent retirement living.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

Our Ref: JGA/16032021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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