

# Anglesey Road

Burton-on-Trent, Staffordshire, DE14 3NW



Very well presented and retaining original character features, John German are pleased to offer to market this traditional terraced property, which has been smartly adapted to provide four bedrooms, also having an upstairs shower room.

Guide Price £145,000



John German

Located just a short distance from Burton town centre in this popular residential area, this traditional terraced property offers a fantastic amount of space, with two generous reception rooms, four bedrooms upstairs with shower room, plus a downstairs bathroom.

With shared side access leading to the front entrance door, the hallway has doors to either side leading to the two reception rooms with useful under stairs storage cupboard in front.

To the front aspect, the lounge has a double glazed bay window with intricate characterful coving, alcove cupboard and gas fireplace with feature surround.

The second of the two reception rooms is, again a good size with a double glazed window to the rear aspect, stairs rising to the first floor and access given through to the kitchen, which is appointed with a range of both wall mounted and base level units, work surfaces over, integrated oven and gas hob as well as a stainless steel sink and drainer unit. There is further appliance space with plumbing for a washing machine and space for a fridge/freezer. A side door gives access out to the rear garden.

The downstairs bathroom is smartly presented, comprising bath, low level WC and pedestal hand wash basin.

Upstairs, the landing gives access to the four bedrooms – three of which are doubles, with bedroom one to the front having a double-glazed window and useful over stairs storage. The adjacent fourth bedroom is currently utilised as a dressing area but also has potential for use as a single room or office/study.

The upstairs shower room is a great convenience, with tiled walls in benefits from an enclosed shower cubicle, low level WC, hand wash basin and heated towel rail.

Outside, the property enjoys a spacious rear garden with open aspect, mainly laid to lawn with steps leading down from the property.

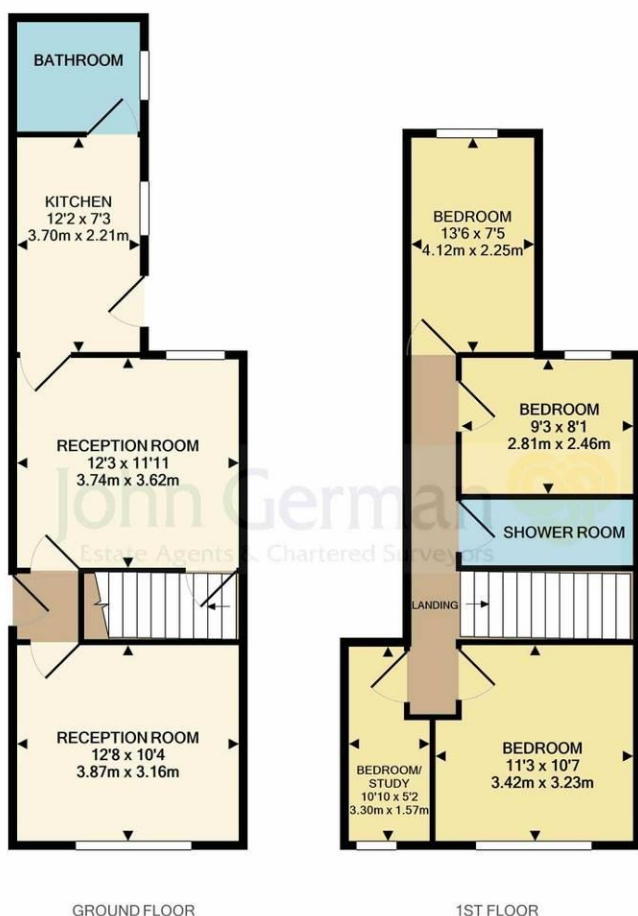
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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](http://www.environment-agency.co.uk),  
<http://www.eaststaffsbc.gov.uk/planning>

**Our Ref:** JGA01042021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A



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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#### Agents' Notes

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#### 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.

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**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 8   G   |           |



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