



A superb non-estate link detached bungalow that has been re-decorated and re-carpeted throughout with an impressive rear garden.

£239,950



John German are delighted to offer for sale this superb link detached bungalow, set in a popular non-estate location within walking distance of a Co-Op and also only a few minutes' drive from Burton's town centre. It also has excellent access to the A38, A50 and beyond.

Aside entrance door opens into the hall giving access to the light and spacious lounge/dining room have a picture window and patio doors opening out to the lovely rear garden. A glazed door leads into the smart fitted kitchen equipped with a range of base and eye level units with work surfaces over incorporating a sink and drainer, tiled floor, spotlights and integrated oven, hob and extractor fan. A door leads to the driveway and a window frames views over the rear garden.

The two bedrooms both overlook the front and are served by a modern white bathroom comprising panelled bath with shower over, WC and wash hand basin together with a useful built-in cupboard.

Set well back behind a lawned garden and driveway leading to the carport that in turn leads to the detached single garage with an up and over door.

The beautifully maintained rear garden is a lovely feature of the property and has a good sized decorative paved patio with neat lawn beyond surrounded by mature shrubs and planted display borders in addition to a second patio seating area.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

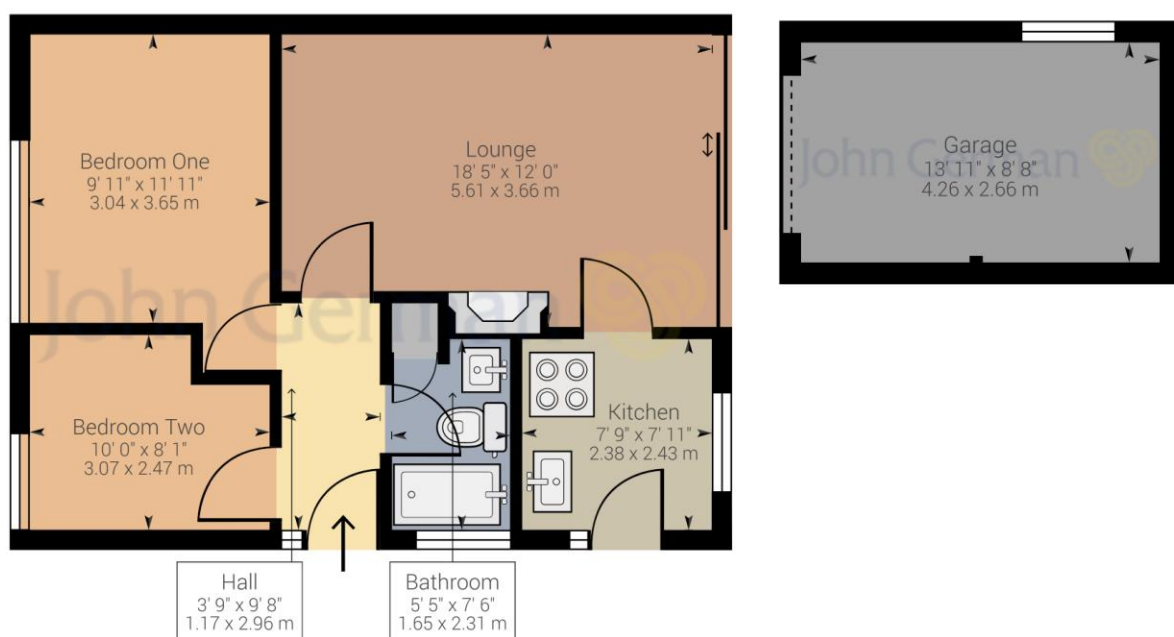
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/04052021

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



Approximate net internal area: 561.79 ft<sup>2</sup> / 52.19 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

**John German** 

Powered by Giraffe360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244  
burton@johngerman.co.uk

**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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**