

Burton Road

Repton, Derby, DE65 6FL

John 
German





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Guide Price £325,000

VIDEO VIEWING AVAILABLE - Situated close to the historic village centre, being convenient to local amenities with a pleasant garden, this **DETACHED BUNGALOW** is offered with vacant possession and **NO UPWARD CHAIN.**



The PVCu double glazed and gas centrally heated accommodation requires a little TLC to create a very fine and attractive comfortable property with a very pleasant enclosed garden.

The entrance hall has a built-in storage cupboard and loft access, a door leads to the fitted kitchen with base and wall units, roll edge work surfaces incorporating a one and a half bowl composite sink with chrome mixer tap and tiled splash backs. There is a wall mounted table top, integrated dishwasher, eye level fan oven and microwave together with an inset four ring gas hob with stainless steel splash back and extractor over plus an integrated automatic washing machine.

The very spacious living room has a period style fireplace housing a living flame gas fire, windows overlooking the garden and French doors lead to a PVCu double glazed conservatory having tiled floor, central heating radiator and a door out to the rear garden.

From the inner hall, access is available to a master bedroom with fitted wardrobes and en suite shower facility. There are two further bedrooms, bedroom two also having a range of fitted wardrobes, and a very attractive modern bathroom.

A very pleasant enclosed rear garden has extensive patio areas, seating areas, retaining walls with lawns and well stocked borders. Pedestrian access leads directly onto Burton Road giving access to the local butchers, public house, post office and general store all conveniently placed.

There is free car parking available in the adjacent public car park.

To view this village bungalow please contact John German Burton office.

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. Broadband services are available.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/01062021

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

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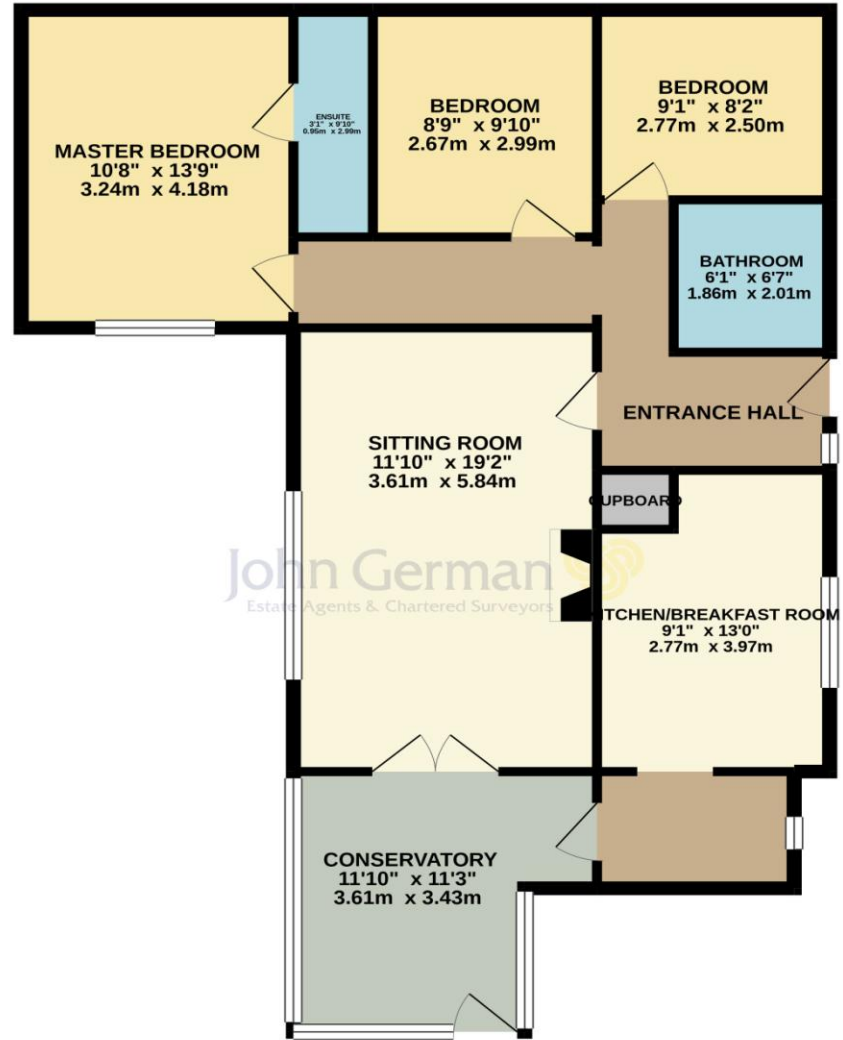
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GROUND FLOOR





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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



