

Newton Road

Burton-on-Trent, Staffordshire, DE15 0TX

John 
German





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£175,000

**An attractive Edwardian villa with
accommodation set over four floors, together
with a garden, drive, garage and views over the
park to the rear.**



Access from the street level through a panelled entrance door with fanlight over leads into the dining room which has a period style fireplace, a bay window to the front and laminate flooring. The sitting lies at the rear with a contemporary fireplace with electric fitted fire, laminate flooring and window having views over the park and woodland to the rear.

The property has further access through the garden from the rear to the lower ground floor, where a stable style door opens into the breakfast kitchen which is fitted with a range of base and wall units with roll edge work surfaces, inset stainless steel sink unit set beneath the window with tiled splashback and mixer taps. Quarry tiled flooring runs throughout and there is tiled chimney recess with inset Bosch induction hob with extractor hood over and built-in oven under, and space for further appliances with plumbing for a washing machine and dishwasher.

From the kitchen a hallway has stairs off and access to a further cellar/utility with conversion potential.

Moving back to the ground floor, a door from the lounge leads to the stairs which ascend to the first floor where there is a double bedroom with a built-in wardrobe, a single bedroom/study housing the gas fired boiler and a bathroom with a three piece suite including a bath in tiled surround with thermostatic shower over, low level WC, pedestal wash hand basin and extractor fan.

stairs ascend to the second floor where there is an open plan bedroom suite having a window to the front and an en-suite bathroom having a bath with shower over, WC and pedestal wash basin, together with chrome heated towel rail, single cupboard and window to the rear.

Outside to the front is an enclosed paved fore garden whilst to the rear there is vehicular access to a service road where you will find the drive and garage, having power and two doors to the front opening outwards (bolted from the inside). A gate leads directly into the garden with lawn, trellis screening and attractively paved patio area with pedestrian access leading back round to the front of 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. Broadband services are available.

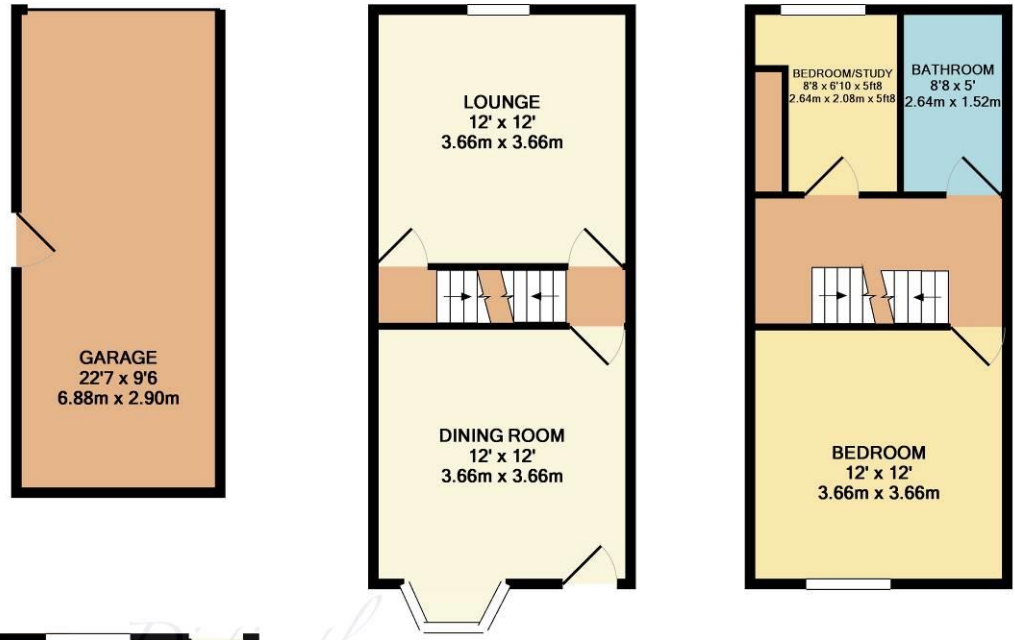
Useful Websites: www.gov.uk/government/organisations/environment-agency;
<https://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/14062021

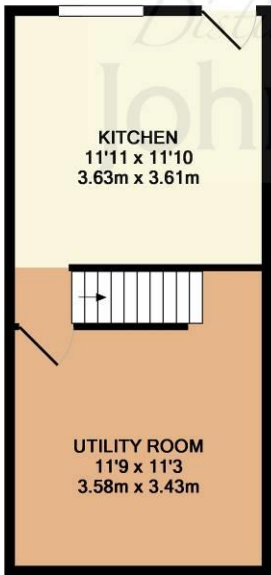
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



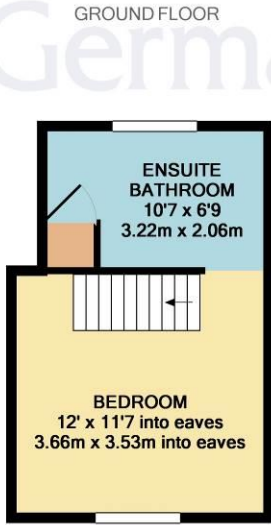




1ST FLOOR



LOWER LEVEL



2ND FLOOR

Distinctly
John German

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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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		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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