

# Calgary Crescent

Burton-on-Trent, Staffordshire, DE15 0PE



A superb and affordable family home with accommodation that impresses throughout including a lounge with log burner, open plan modern refitted dining kitchen and a delightful large rear garden with patio and outhouse.

Offers Over £144,950



John German

Offering a fantastic first time buy or first time family home is this impressive three bedroom mid terrace which is well-presented throughout and in move into condition.

Set behind a fenced front garden, steps lead down to the front door which opens into the porch and in turn leads to a good-sized hallway with staircase off to the first floor and doors leading off.

The cosy lounge has a feature exposed brick chimney breast with inset log burner and a bay window providing views to the front.

Without doubt the highlight of the home is the impressive refitted dining kitchen with a range of modern base and eye level units with work surfaces over and integrated oven and hob with extractor over. There is plenty of space for a dining table and French doors open out into the double-glazed conservatory which provides additional living space and has views across the delightful rear garden with doors opening onto the patio.

On the first floor the landing has doors leading off to three bedrooms, two of which are doubles, and the family bathroom which has a white suite including a bath with shower over.

Outside to the rear is the lovely good-sized garden with patio area, shaped lawn and paved terrace together with a useful outhouse providing storage.

**Buyers Note:** We understand that the property is of non-standard construction.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency);

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

**Our Ref:** JGA/06072021

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



Ground Floor Building 1



1st Floor Building 1

John German

Approximate total area<sup>(1)</sup>

991.08 ft<sup>2</sup>

92.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360









## 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             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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