

Mayfield Road

Burton-on-Trent, Staffordshire, DE15 0JT



With no upward chain and offering fantastic, far-reaching views, this superbly presented and extended family home offers versatile accommodation, with four well-proportioned bedrooms, and en suite, with utility and cloakroom to the ground floor.

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN
ASSOCIATION WITH BARNARD MARCUS ONLINE
AUCTIONS ON 9TH MARCH

www.barnardmarcusauctions.co.uk

Guide Price £175,000

John German

Description

Located in cul-de-sac position in Burton - on - Trent can be found this four bedroom, two bathroom detached property, offering a good sized accommodation and being set over two levels. Burton is set off the A38 linking Derby and Birmingham and sits alongside the River Trent. The town centre has a good range of shops and amenities including a railway station. The property has recently had a sale fall through due to possible structural work.

Please note that the property has recently had a sale fall through due to possible structural works, however, we understand from the Technical Report that in structural terms the damage falls into Category 0 of the Table 1, Building Research Establishment Digest 251, which describes it as "slight".

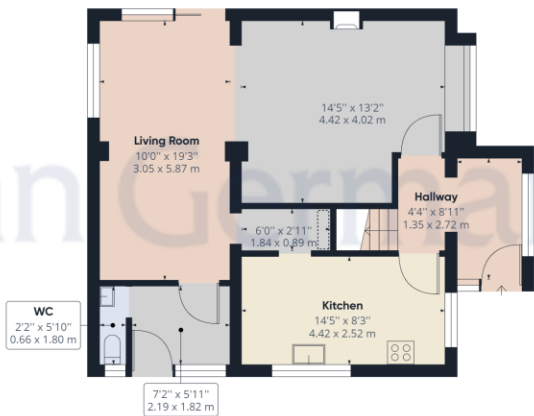
Accommodation

Ground Floor:- Hallway, Living room or dining room, lounge, Kitchen, utility area, cloakroom/W.C
 First Floor:- Landing, four bedrooms, master with en suite, shower room/W.C
 Exterior:- Front and rear gardens, drive to parking.

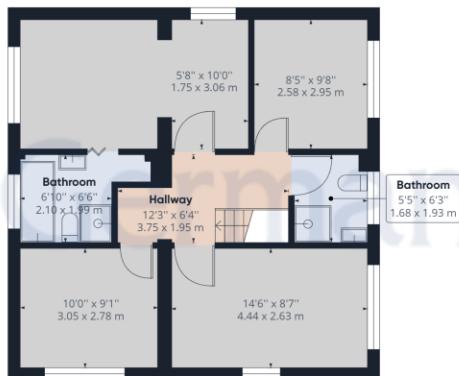
EPC: C:-130sq m

Tenure:- Freehold

Viewings via: John German, 129 New St, Burton-on-Trent DE14 3QW :-
 01283 512244 (By arrangement with the auctioneers)



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
 1277.19 ft²
 118.65 m²

Reduced headroom
 3.30 ft²
 0.31 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German
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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.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent