

# The Wickets

Burton-on-Trent, DE15 9HG

John   
German





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Guide Price £125,000

**Offered to market with no upward chain, this over 55's retirement property stands within superb maintained communal gardens with residents parking. The bungalow is set in a highly convenient location with plenty of amenities close by including bus route into Burton town centre.**

Set within the maintained grounds of this superb over 55's bungalow development, this well presented bungalow enjoys a lovely position, with a private rear aspect.

Accommodation; A front entrance door opens into the hallway that has a door into the lounge/dining room with a feature fireplace, a double glazed window to the front aspect with views across the communal gardens and a useful built-in storage cupboard. Doors lead to the kitchen and inner hallway.

The kitchen is well equipped with a range of base and eye level units with work surface over, a gas hob, electric oven, overhead extractor and tiled splashbacks.

The master bedroom benefits from plenty of storage with fitted wardrobes with sliding doors, additional fitted storage cupboard and a bridge of cupboards over the bed space.

Bedroom two is again a good size, with fitted wardrobes and a door leading out to the conservatory that in turn has patio doors framing wonderful views across the private rear garden.

Completing the accommodation is the tiled shower room which has a corner enclosed shower cubicle and fitted vanity units with a low level WC and inset wash hand basin.

To view this property please contact John German Estate Agents in Burton.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Service charge of £206.75 per month.

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

**Our Ref:** JGA/20092021

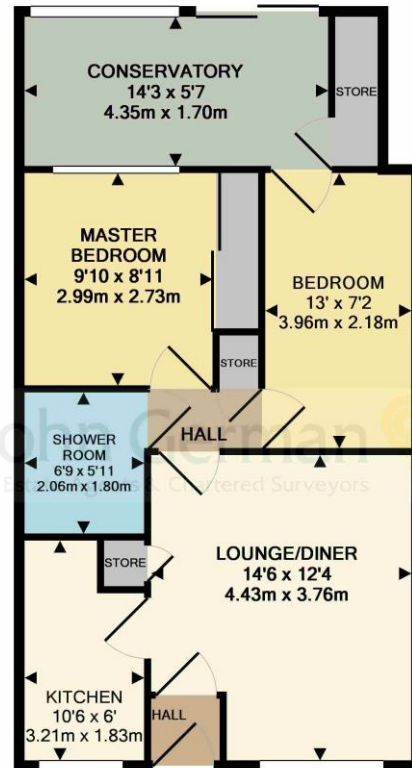
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B











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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### Agents' Notes

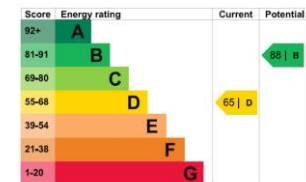
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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