

# Ashford Road

Burton-on-Trent, Staffordshire, DE13 0QG



An impressive semi-detached traditional bungalow offering a flexible versatile layout with a loft conversion and off-road parking.

£219,950

John German

Situated in a popular established residential location close to Burton Queens Hospital is this traditional semi-detached traditional bungalow, perfect for the retired or family buyer with a good expanse of ground floor accommodation which has been further enhanced by a loft conversion creating a third bedroom.

Set behind a broad driveway providing off-road parking, the front entrance door opens into a good-sized hallway with staircase off to the first floor and doors leading off.

The lounge has wood effect flooring, a front facing window and a feature fire with surround provides a focal point. Also leading off the hallway are two bedrooms and the family bathroom which is fitted with a suite comprising panelled bath with shower over and shower screen and fitted vanity units with inset wash basin and concealed cistern WC.

There is a well-appointed kitchen which is fitted with a range of base and eye level units with work surfaces over, space for range style cooker and further appliances, sink and drainer unit and ceiling spotlights. A wide archway leads through to the dining room with wood effect flooring and French doors opening out onto the rear garden.

From the dining room a door gives access to a useful utility area which in turn leads to the garage with timber entrance doors to the front (we would advise buyers to check the dimensions of the garage are suitable for their needs).

The first-floor loft conversion has created a good sized third bedroom with a dormer window and eaves storage.

Outside to the rear is a block paved terrace with shaped lawn.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

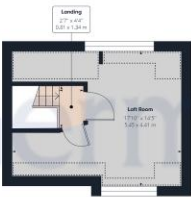
**Services:** Main's water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

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



Ground Floor Building 1



Floor 1 Building 1

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**Approximate total area<sup>(1)</sup>**  
1133.59 ft<sup>2</sup>  
105.31 m<sup>2</sup>

**Reduced headroom**  
70.57 ft<sup>2</sup>  
6.56 m<sup>2</sup>

(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.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 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 any 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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