

Jacobean Court

Burton-on-Trent, DE15 0HG



Enjoying a superb, end of cul-de-sac position is this impressive, detached bungalow with low maintenance gardens and well arranged accommodation, with shops and amenities close by.

£249,950

John German

Perfect for the retired buyer is this impressive, detached bungalow enjoying a delightful end of -cul-de-sac position in Jacobean Court, enjoying wonderful views out from the kitchen. The close is handily situated, being just a short walk away from a range of shops and amenities, together with a Co-Op store and being just a short drive away from Burton-on-Trent town centre, plus riverside walks being easily accessible just off Newton Road.

Situated off a shared driveway position with ample off-road parking to front and electric door opening into single garage, the front entrance door opens into a long L-shaped reception hallway with a good sized airing cupboard and doors leading off.

The kitchen is fitted with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, integrated fridge/freezer, space and plumbing for a washing machine (we understand that the washing machine is to be included in the sale), together with window framing views across the close, a useful side door to a side entry.

There is a light and spacious dual-aspect lounge / diner with fire surround and living-flame gas fire, together with French doors opening out onto the low maintenance rear gardens.

The master and second bedroom both benefit from a range of fitted bedroom furniture, providing excellent storage. Whilst

bedroom three is currently used as a second sitting room with window framing views across the gardens.

The shower room is well-appointed and has been refitted with a good sized glazed shower enclosure, fitted vanity units with cupboards, a concealed cistern WC, mirror, spotlights, and wall tiling.

The gardens to the front and rear have both been landscaped for lower maintenance, with the front being slate chipped with the driveway providing off-road parking. The rear gardens are largely paved with some raised planting beds, together with a side entrance via the gate.

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.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/05102021

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Agents' Notes

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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.

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