

Duke Street

Burton-on-Trent, DE14 1EA

John German



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Guide Price £117,500

Are you looking to take your first step on to the property ladder? Or an investment property in a central town location with a proven track record as an excellent rental? Extended to the rear, it offers scope for further improvement and modernisation, is in a convenient location and offered with no upward chain.

Within easy walking distance of Burton town centre and all its amenities, this spacious property offers an ideal opportunity for a first time buyer, or investor looking to grow their portfolio with the property having previously been let.

With front entrance door opening into the well-proportioned lounge, a further door leads through to the dining room, passing a useful understairs storage cupboard. Wood effect laminate flooring runs throughout the downstairs, with the lounge having a feature fireplace and surround, and the dining room a contemporary wall mounted electric fire. From here, stairs rise to the first floor and a doorway leads into the extended kitchen, which is appointed with a range of matching wall mounted and base level units, oven, induction hob, overhead extractor and sink and drainer unit.

A door continues through to the rear extension, providing a further reception room having tiled floor, double glazed patio doors to the rear aspect and incorporating what was the outhouse as a useful cupboard space with plumbing and drainage for a washing machine.

Upstairs, the landing has doors off to the two bedrooms, with bedroom one to the front aspect being a generous double, while the second single room benefits from built in overstairs storage.

Completing the first floor is the bathroom, with tiling to the walls and a suite comprising a freestanding bath, low level WC and hand wash basin.

Outside, the rear garden offers excellent scope for a great entertaining space, with both a walled and fenced boundary. A side gate offers shared access round from the front of the property.

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.

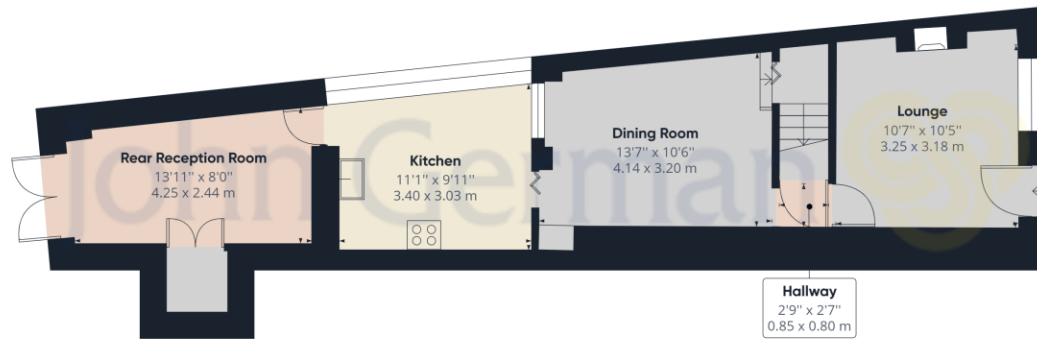
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/15102021

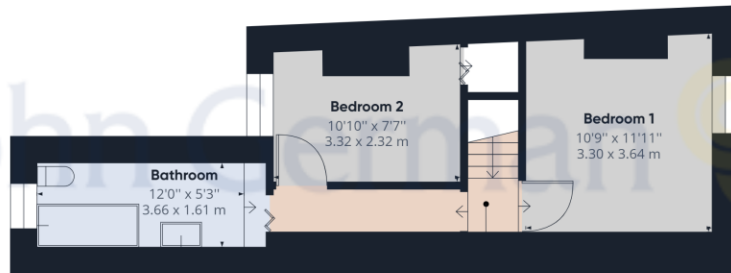
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







Ground Floor Building 1



Landing

Floor 1 Building 1

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Approximate total area⁽¹⁾
785.19 ft²
72.95 m²

(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.

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Agents' Notes

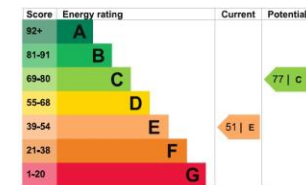
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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