

Branston Road

Tatenhill, Burton-on-Trent, DE13 9SA



This perfect first time buy or downsize opportunity is set in a delightful village location, is well-presented throughout and comes to the market with no upward chain.

£219,950

John German

This modern two-bedroom home offers a fantastic first time buy, also perfect for someone looking to downsize for a quieter village life.

Tatenhill is a superb village location with excellent transport links. There is easy access to the A38 and the neighbouring village of Barton-under-Needwood has a wide range of facilities and amenities, public houses, Barton Marina and the popular John Taylor school. Tatenhill itself has a pub together with lovely countryside walks.

There is shared access to the block paved parking area, with driveway at side with the potential for a carport/garage (subject to planning approval). The front entrance door opens into an entrance hall with staircase off to the first floor and useful understairs storage cupboard, security alarm control pad, Karndean flooring and doors to the lounge and kitchen.

The smart fitted breakfast kitchen is equipped with a range of base and eye level units, wooden block work surfaces over, integrated electric double oven, hob and extractor hood plus space for fridge/freezer.

The lounge has Karndean flooring, chimney breast and French doors opening out to the rear garden.

To the first floor the landing has doors leading off to two bedrooms, decorated in white, and served by a family bathroom with a modern white suite comprising a panelled bath with shower over and shower screen, WC and circular vanity wash hand basin.

The south facing garden to the rear is generously sized with a paved terrace, gravelled borders and well-established shrubs. There is also a useful garden shed.

The property is being sold with the advantage of no upward chain.

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

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The property has LPG gas fired central heating.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

<http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/060821

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



Ground Floor Building 1



1st Floor Building 1

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Approximate total area⁽¹⁾

584.15 ft²

54.27 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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