

Moat Bank

Bretby, Burton-on-Trent, DE15 0QJ



Ready for modernisation and brimming with potential for a buyer seeking a project, this lovely home has a versatile layout ideal for both family and retired buyers set in a delightful cul de sac with extended accommodation.

£259,950



John German

With a highly regarded Bretby address in a cul de sac setting, this detached home is perfect for a buyer seeking a property to modernise and renovate in their own style. Featuring a versatile and extended layout, an expansive driveway and generous rear garden.

Step inside the reception hall with stairs off to the first floor and doors to the ground floor accommodation. The kitchen is in need of a refit, it is currently fitted with a range of base and eye level units, an integrated oven and hob. Off the kitchen is a useful utility room with appliance space, door out to the rear and a built in storage cupboard.

The dual aspect lounge has a panelled chimney breast and stone fireplace while the separate dining room enjoys a triple aspect overlooking the rear garden.

Also off the hall is a good sized double bedroom and a shower room fitted with a three-piece suite.

On the first floor are three further bedrooms, the master is L-shaped and enjoys fabulous views. Completing the first floor is a shower room, ready for modernisation.

The property is set back off the road behind an expansive block paved driveway and gated side access opens to the single garage (we understand the roof to be asbestos).

Generous gardens wrap around the rear and side of the property that are largely laid to lawn and also have a paved terrace.

Viewing is highly recommended to appreciate the potential on offer and its lovely position within Bretby. Ideally placed for the nearby centres of Burton on Trent and Ashby de la Zouch, the A38 and A50.

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.

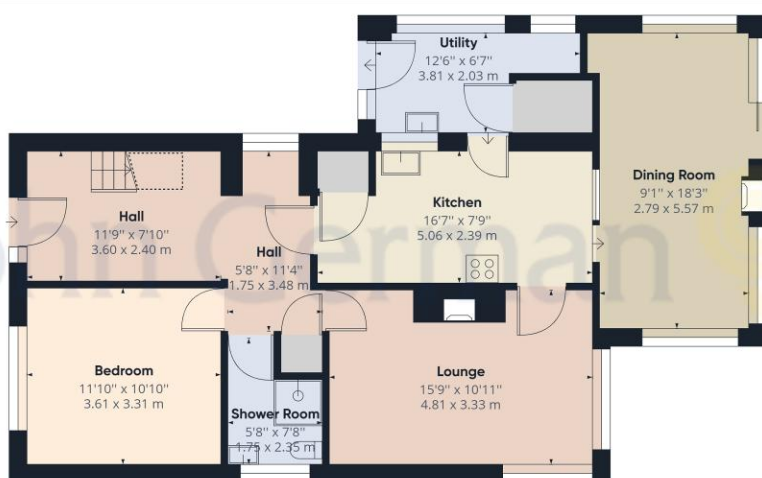
Useful Websites:

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/23 112021

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



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

1450.47 ft²

134.75 m²

Reduced headroom

10.59 ft²

0.98 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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Agents' Notes

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