

Forest Road

Burton-on-Trent, Staffordshire, DE13 9TW



Offered to market with no upward chain, this superbly presented traditional property is located on the outskirts of Burton, within easy reach of local amenities as well as fantastic school catchments.

Guide Price £145,000

John German

Freshly decorated, this superbly presented property offers a brilliant opportunity for first time buyer or investor. With plenty of space offered by the two downstairs reception rooms and a refitted kitchen boasts smart wall and base level units, work surface and contemporary tiled splashbacks, a stainless-steel sink and drainer unit plus additional appliance space. A double-glazed window overlooks the side aspect and a door gives access out.

To the first floor, there is a generous double bedroom to the front aspect and a second spacious bedroom has stairs rising to the loft space.

To the rear aspect the characterful bathroom has a white suite comprising panelled bath in tiled surround, low level WC and vanity hand wash basin.

Outside, the rear garden has a patio with lawn beyond and a decked area towards the rear, ideal for enjoying warm summer evenings.

There is also a gated shared rear access.

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

Our Ref: JGA/24012022

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



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area⁽¹⁾

809.62 ft²
75.22 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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