

Ashtree Road

Barton-Under-Needwood, Burton-on-Trent, DE13 8LL



Situated in the ever popular village of Barton which hosts an excellent range of amenities as well as bus links, this bungalow is offered to market with no upward chain, benefiting from off road parking, conservatory and a mature rear garden.

Guide Price £250,000

John German

Well presented, this link-detached bungalow is offered to market with no upward chain and enjoys an excellent position in the sought-after village of Barton-Under-Needwood. The village offers a wide range of amenities including shops, post office, public houses, doctors' surgery, eateries, Barton Marina and schooling at all levels. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Set back from road with a block paved driveway and adjacent low maintenance front garden, the side entrance door opens into the hallway where doors lead off to the kitchen and lounge.

The kitchen hosts both eye level and base units with work surface over and space for a freestanding oven/hob, washing machine and undercounter fridge. A double glazed window to the side aspect is positioned above the sink and drainer unit.

The lounge is a generous size having double glazed window to the front aspect, wall mounted light points, central heating radiators and a fireplace providing a focal point.

Continuing through, the inner hallway has doors leading off, with access given to the shower room and two bedrooms.

The shower room hosts a useful cupboard space, enclosed shower cubicle and a vanity unit with low level WC and hand wash basin.

The two bedrooms are positioned to the rear of the property and are well proportioned incorporating built in storage space. The second bedroom has been utilised as an additional sitting room with a sliding patio door giving access out to the conservatory.

Enjoying views out into the mature rear garden, the conservatory provides a lovely seating area with a private rear aspect, also providing access out to the garden.

The rear garden is low maintenance having a range of mature plants and shrubs plus a patio area ideal to sit and enjoy the summer sun. There is also access to the garage that has an up and over door to the front.

Note: Probate has been applied for, not yet granted.

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.

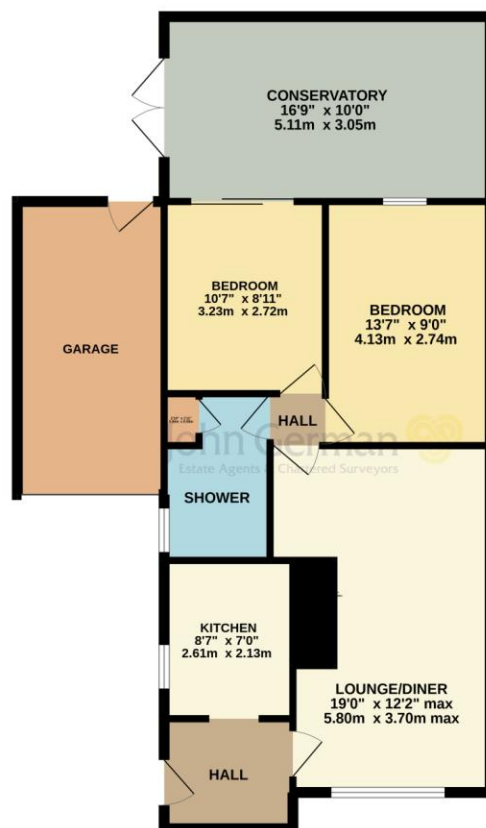
Useful Websites: www.eaststaffsbc.gov.uk

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

Our Ref: JGA/31052022

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

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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