

Denton Road

Burton-on-Trent, Staffordshire, DE13 0QA



VIRTUAL 360 TOUR AVAILABLE - Enjoying a SOUGHT-AFTER POSITION and within easy access of Burton Queens Hospital & the amenities of Burton town centre, this REFURBISHED BUNGALOW benefits from an upgraded interior and a landscaped rear garden.

£240,000



John German

Having been modernised and re-furnished, this attractive bungalow is located in a sought after position benefiting from off road parking and a garage.

Enter into the entrance hallway where doors lead off to the bedrooms, lounge and family bathroom.

Both being well proportioned, the bedrooms are to the front and rear respectively, and are both doubles with double glazed windows looking out.

The hallway has useful storage cupboards and access opposite to the refitted bathroom hosting a white suite with tiling to the walls, panelled bath with shower over, low level WC, hand wash basin and heated towel rail.

Continuing through, the kitchen/living/dining room is open plan and enjoys a dual aspect with windows to both the front and rear. The kitchen has a stylish range of both wall and base level units with work surface over and contemporary tiled splashbacks. There is a one and a half bowl sink and drainer unit, oven and gas hob –with overhead extractor. Further appliance space with plumbing allows for a washing machine together with space for a freestanding fridge/freezer. A double glazed window looks out over the rear garden and a door leads out.

To the rear, the sizeable garden has been landscaped including a good sized patio providing an ideal seating area for outdoor dining and entertaining.

To view this refurbished bungalow please contact John German Burton office.

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

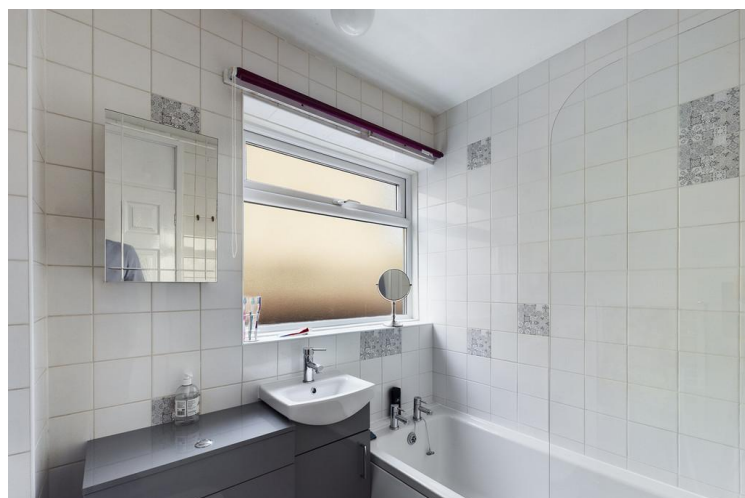
to their suitability.
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffs.gov.uk
Our Ref: JGA/21062022
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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