

# Empire Road

Burton-on-Trent, DE15 0PB



**Perfect renovation project with heaps of potential, set on a great plot with a large attractive garden and plenty of privacy. Vacant with no upward chain.**

**Offers Over £150,000**

**John German**

Spacious three bedroomed family home with two separate reception rooms, entrance hall, kitchen and a range of attached outbuildings offering great potential, as well as three generous bedrooms and a first floor shower room.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, under stairs storage cupboard, window to the side and doors leading off to the lounge and kitchen.

The lounge has a large bow window overlooking the front elevation and brick-built fireplace with extended plinths on either side with a gas fire.

The kitchen is fitted with a range of matching base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, space for appliances and a large built-in pantry cupboard. Window to the rear and doors to the side passage and to the dining room.

The dining room has a picture window providing a great outlook of the rear garden, together with a brick fireplace with a gas fire.

On the first floor, the bedrooms are arranged around the landing which has a window to the side and access to the roof space.

Bedroom one overlooks the rear garden and is fitted with a range of wardrobes with hanging space and overhead storage.

Bedroom two overlooks the front and has a built-in storage cupboard and double wardrobe.

Bedroom three also overlooks the front elevation and has a built-in single wardrobe.

Also on the first floor is the shower/wet room fitted with a low flush WC, wall mounted wash basin and a shower area with drain, electric shower and shower curtain. Fully tiled with a window to the rear. Formally a bathroom with plenty of space for a bath if required.

Outside, the front of the property is paved and gravelled to provide vehicle hard standing with access to the rear via the side passage having a uPVC entrance door. The passage also provides access to a store cupboard with power connected, an outside WC and a useful workshop with a window to the rear. A second uPVC double glazed entrance door opens out on to the rear garden.

The rear garden is long and private, enclosed by a combination of fencing and mature hedging, separated into three sections – a concrete patio area leading onto geometric flowerbeds with concrete paths. The second section of garden is laid to lawn and features an ornamental pond, leading onto a row of fruit trees, Greenhouse and timber garden shed. At the end of the garden is a secluded area surrounded by trees and mature shrubs.

**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](http://www.gov.uk/government/organisations/environment-agency) / [www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals](http://www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals)

**Our Ref:** JGA/07102022

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E		
21-38	F	34   F	
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

tsj  
APPROVED CODE  
TRADING STANDARDS.UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**