

The Wickets

Burton-on-Trent, Staffordshire, DE15 9HG

John 
German



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Guide Price £115,000

Offered to market with NO UPWARD CHAIN, this over 55's retirement property stands within superb maintained communal gardens with residents parking. The bungalow is set in a highly convenient location with plenty of amenities close by including bus route into Burton town centre.

Set within the maintained grounds of this superb over 55's development, this well presented bungalow enjoys a lovely position.

A front entrance door opens into a small porch which in turn leads to the spacious lounge which has ample space for seated furniture along with double glazed windows to the front elevation.

The kitchen is well equipped with a range of base and eye level units that wrap around two walls, an integrated oven, extractor fan and washing machine plus further space for additional house appliances at the rear.

The master bedroom benefits from plenty of storage with fitted wardrobes, the second bedroom is equally a good size with practical access into the garden at the rear.

Completing the accommodation is the tiled shower room which has an enclosed shower cubicle fitted with a power shower and a low level WC and inset wash hand basin.

To view this property please contact John German Estate Agents in Burton.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced January 2010. Service charge £206.25 PCM.

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.

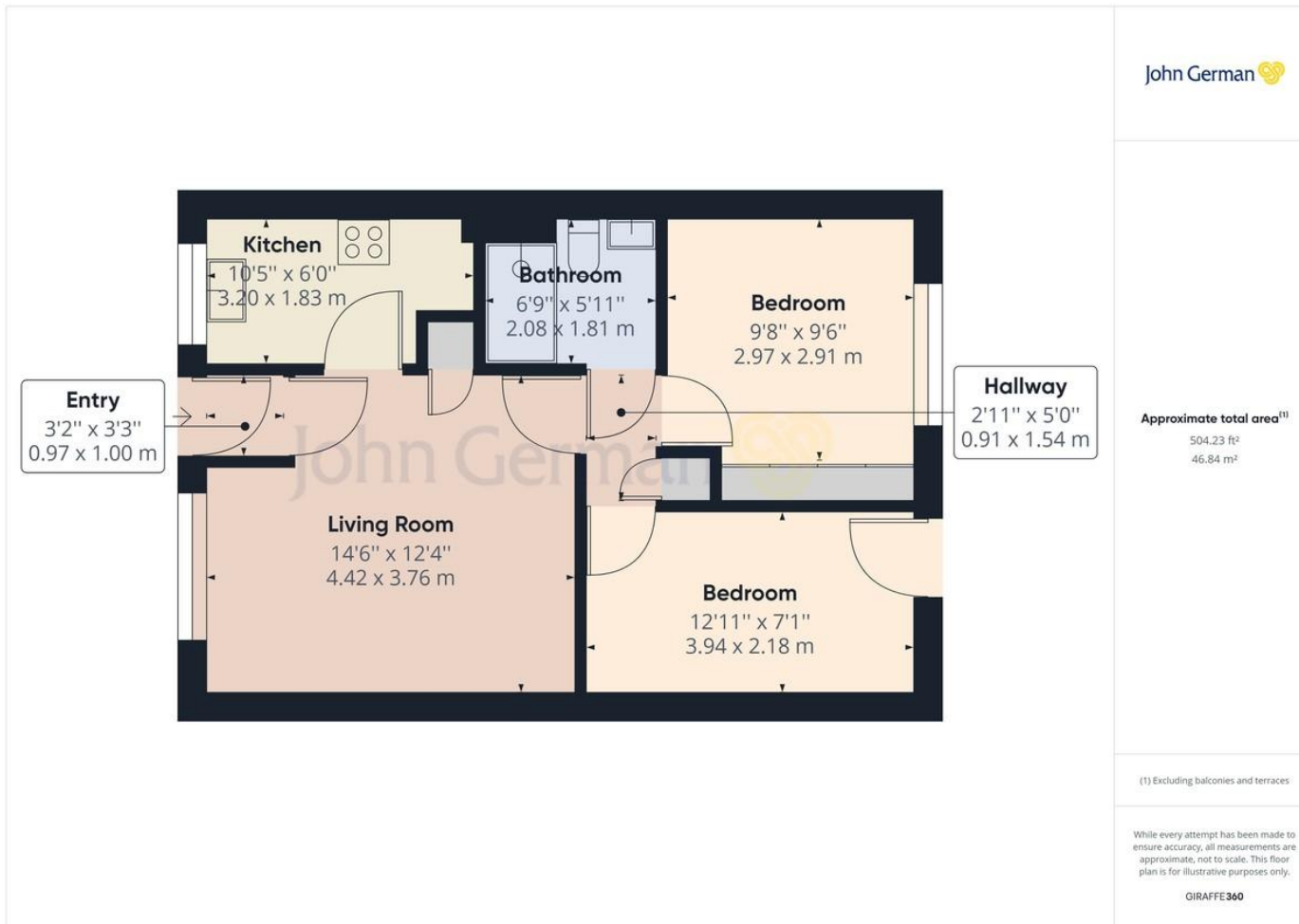
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststffs.gov.uk

Our Ref: JGA/09122022

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







Agents' Notes

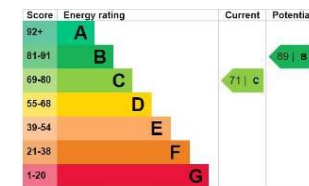
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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