

Derwent Close

Burton-on-Trent, DE14 1TS

John German



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£105,000

A superb end of terrace townhouse for the over 55's, handily situated for riverside walks & ideally placed for Burton town centre. Highlights include a fitted kitchen, lounge diner, guest WC, two bedrooms, bathroom, communal gardens, warden assistance & an emergency call system.

Derwent Close is a very pleasant residential location with views across the river and just a short distance from the town centre.

Step through the front door into the main entrance hall with doors leading off to the kitchen, lounge/diner, WC and useful storage cupboard.

The kitchen is fitted with a range of base and eye level units which includes an integrated cooker, fridge/freezer and washing machine. The guest WC is fitted with a two-piece suite.

The lounge/diner has double glazed patio doors framing views over communal gardens and stairs to the first floor with stairlift.

To the first floor you will find two double bedrooms, the master Bedroom benefits from fitted wardrobes and river views.

The shower room has a corner shower cubicle, closed cupboard WC and wash hand basin.

Please note: The property is available to over 55's with a service/maintenance charge of £182.48 per month.

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.eaststaffsbc.gov.uk

Our Ref: JGA/06012023

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







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Approximate total area⁽¹⁾

568.58 ft²
52.82 m²

Reduced headroom

12.08 ft²
1.12 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

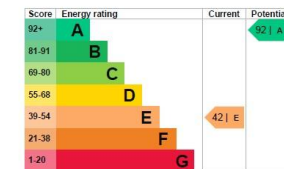
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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