

# Marlborough Crescent

Stapenhill, Burton-on-Trent, Staffordshire, DE15 9DE



A fantastic traditional semi-detached house that is stylishly presented including a bay fronted lounge, contemporary full width dining kitchen, modern shower room, detached garage and spacious garden. Located in a convenient position for local amenities and the town centre.

£230,000

John German 

Step inside the front door into the entrance hall with stairs to the first floor and a door into the family lounge and kitchen.

The family lounge is stylishly appointed with ample space for entertaining guests, being flooded with natural light courtesy of a wide bay window that overlooks the front.

The kitchen runs full width of the property and has been upgraded equipped with a stylish range of contemporary contrasting gloss units complemented by smart metro style tiling. A range of integrated appliances include a gas hob and extractor fan, oven, microwave, dishwasher, washing machine and fridge freezer. The dining area has further tall gloss cupboards either side of shelved display alcoves and a practical door with windows either side gives access to the garden.

To the first floor you will find three well proportioned bedrooms and a shower room comprising a corner shower cubicle with electric power shower, low level WC and wall hung hand wash basin with inset drawer. There is attractive wall tiling in part and a chrome ladder radiator.

Outside to the front steps lead to the entrance door alongside a long side driveway that leads to a detached garage.

The rear garden is partly blocked paved, ideal for low maintenance and enjoys a slightly raised decked area, a perfect spot for garden furniture and outdoor dining.

To view this property, 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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19012023

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



**Hall**  
11'11" x 6'0"  
3.64 x 1.83 m

**4'2" x 2'7"**  
1.28 x 0.81 m

Ground Floor



**Landing**  
8'5" x 6'6"  
2.58 x 2.00 m

**Bathroom**  
5'9" x 5'10"  
1.76 x 1.80 m

Floor 1

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Approximate total area<sup>(1)</sup>

785.93 ft<sup>2</sup>  
73.01 m<sup>2</sup>

Reduced headroom

5.18 ft<sup>2</sup>  
0.48 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**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.

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