

Harlaxton Street
Burton-on-Trent, DE13 0QZ



A superb extended 1930s semi detached home in a popular residential location a long garage and good sized rear garden, handy for the hospital.

£270,000

John German 

Situated in a popular and established residential location perfect for those needing access to Queen's hospital and just a short drive from the town centre is this charming 1930s semi detached home.

A storm porch gives access to the entrance door that in turn opens to the reception hall with stairs to first floor and a useful under stairs storage cupboard.

To the front is a lovely lounge with high ceiling, focal point fire surround and a deep curved bay window.

Next is the good sized separate dining room that has patio doors out to the rear garden and a door into the garage. A door opens to the fitted kitchen equipped with a range of base and eye level units, work surfaces, integrated oven and hob plus a rear facing window.

Completing the ground floor is a useful utility room/WC accessed off the garage having space for a washing machine and a close coupled WC.

On the first floor landing there is access to the loft and doors to the three good sized bedrooms, two of which are double sized room and have built in wardrobes. The family bathroom is fitted with a bath with shower over, pedestal wash hand basin and WC.

The rear gardens are a real highlight of the home having a paved terrace ideal for outdoor dining. Beyond is an established lawn with display borders and an ornamental pond.

To the front is a block paved driveway providing plentiful parking leading to the garage which has an up and over door. Part of the garage is currently used as for additional appliances. A double glazed door and window overlook and give access to the rear garden.

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

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30032023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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