

Hillcrest Avenue

Burton-on-Trent, DE15 0TZ

John 
German



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£300,000

An excellent detached bungalow in highly sought after residential location with two double bedrooms, driveway and garage.

The bungalow is situated in a popular and secluded residential area on the outskirts of Burton-on-Trent with the amenities of the town centre just a short drive away and close to the River Trent and its leisure pursuits.

There is a porch leading to the reception hall which has a built-in cupboard with fitted shelving and doors leading off.

The delightful lounge has a stone fireplace with coal effect fire, large window framing views to front and an arch to a separate dining area.

The kitchen has an attractive and extensive range of light oak units with contrasting work surfaces and a stainless-steel sink and drainer, tall cupboard housing the gas boiler, tiled floor, fully tiled walls and window framing views across the rear garden. There is also a rear porch leading off the kitchen.

There are two double bedrooms, one front facing and one rear and both of which have fitted wardrobes.

The shower room comprises shower, WC, pedestal wash hand basin and window to rear.

The front and rear gardens are both designed for ease of maintenance and have mature beds. There is a good size block paved drive leading to the garage.

Agents Notes: The property is not registered with Land Registry.

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.

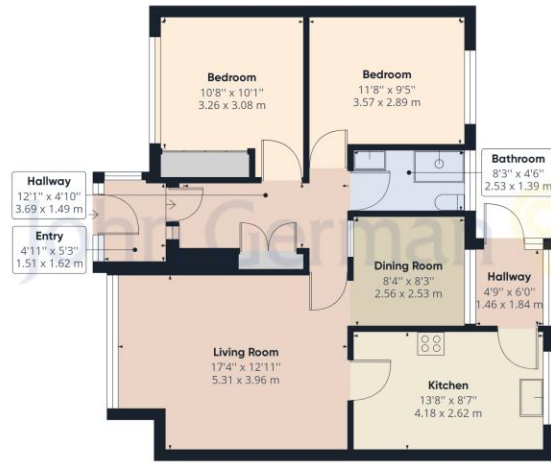
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststffsbcc.gov.uk

Our Ref: JGA/18042023

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







Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
961.22 ft²
89.30 m²

(1) Excluding balconies and terraces

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

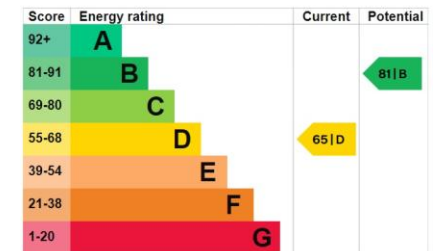
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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