

# Bramling Cross Road

Burton-on-Trent, DE14 1DH



Offering an ideal first time buy is this modern extended mid town house with refitted interior featuring two reception rooms, a brand new kitchen, shower room, driveway and gardens. Offered with no upward chain.

£175,000

John German

Offered to the market with no upward chain is this impressive mid town house has been extended to the ground floor, modernised and ready to move into with a new electric heating system. Situated in a popular residential location handily placed for Burton's town centre, the train station and the A38.

The front entrance door opens onto the lounge that in turn has door into the dining room which could also be used as a sitting room. A wide arch opens into the newly fitted kitchen equipped with a range of high gloss base, wall and drawer units complemented by contrasting worktops over. Integrated appliances comprise and electric hob, oven and fridge freezer together with space for a washing machine. Feature decorative flooring runs underfoot and French doors open out to a rear deck, perfect for outdoor dining and entertaining.

On the first floor there are two good sized bedrooms served by a shower room having a tiled shower, wash basin set on a storage unit, WC and half panelled walls.

Outside to the rear is a deck with lawn beyond (we understand fencing is to be erected soon).

To the front is a driveway providing off road parking.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage and electricity 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21062023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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#### Agents' Notes

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#### Referral Fees

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