

# Lansdowne Road

Branston, Burton-on-Trent, DE14 3EW

John German





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Offers in excess of £275,000

A wonderful character 1930's semi detached with high ceilings throughout and a beautiful tiled floor in the hallway. Extended accommodation includes three open plan style reception rooms, fitted kitchen, three good size bedrooms, family bathroom, driveway, large garage and established gardens.



Available with the advantage of no upward chain, is this beautiful 1930's semi detached set in a popular cul de sac, handy for the town centre and schools for all ages close by, together with shops in easy reach.

Set behind a good expanse of block paved driveway providing plenty of off road parking and access to the large garage. The front entrance door opens into the porch with door off to a guest WC having wash basin and WC and door opening into one of the highlights of the ground floor which is an impressive character hallway. With an ornate tiled floor, staircase off to first floor, useful understairs storage cupboard together with good sized pantry having shelving providing plenty of extra storage and doors leading off.

A door opens into the dining room with bay window framing views to front and a wide open arch opening into the living/lounge area with chimney breast and a further wide open arch opening into a sitting room/garden room area with patio door opening out to the rear garden.

The kitchen has also been extended and equipped with a range of base units with roll edge work surfaces over incorporating breakfast bar, sink and drainer units, space for further appliances, wall mounted Viessmann gas central heating boiler and patio door opening out to the rear garden.

To the first floor, the landing has a useful storage cupboard and doors leading off to three bedrooms, all sharing a family bathroom with a suite comprising bath, pedestal wash hand basin, WC and fitted storage cupboard.

The gardens to rear are deceptive, offering plenty of outdoor space with the first section featuring a lawn garden with well established borders together with an additional previously purchased parcel of land at the top of the garden which is laid to lawn with a timber shed offering a perfect children's play area or allotment style garden. There is a good sized garage with both an up and over front entrance door, a pedestrian front entrance door and door opening out to the rear gardens.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/05072023

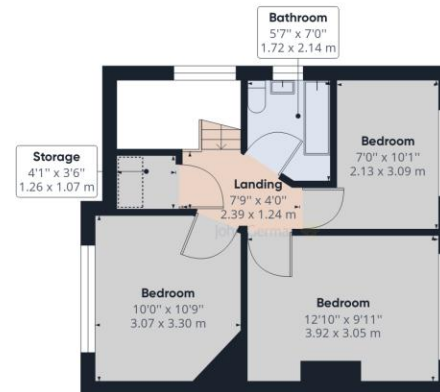
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







Ground Floor



Floor 1

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

1241.71 ft<sup>2</sup>

115.36 m<sup>2</sup>

**Reduced headroom**

5.91 ft<sup>2</sup>

0.55 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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