

Forest Road  
Burton-on-Trent, DE13 9TW



Available for investors with the tenant in situ at £675pcm is this deceptively spacious mid terrace home with a smart fitted kitchen, two reception rooms, two good size bedrooms and a first floor bathroom.

£150,000

John German

This deceptively spacious two bed mid terraced home is of great quality with a modern kitchen and bathroom.

The property has on street parking and a small fore garden to the front.

The porch leads into the lounge with gas fire inset into a fireplace. A door leads into the dining room which has an open plan stair case plus feature fireplace with inset gas fire. There are double doors into a useful lean to plus a door through to the kitchen.

The kitchen has a range of wall and base units with complimentary tiling and work top plus inset Belfast sink. There is space for a washing machine and dishwasher plus it is fitted with an oven, hob and extractor.

To the first floor is a spacious double bedroom overlooking the front of the property plus a further double bedroom with storage cupboard to the rear. There is a fantastic bathroom which is very spacious and has a bath with separate corner shower cubicle plus cupboard storage.

To the rear is a long garden which has rear access. It is designed and landscaped to include a small patio with a bin storage and small gate which leads up to a further area with "no mow" lawn and borders. An arch leads to a large shed and the paving then leads up to a further patio with borders and summerhouse. Please note that the landlord is not responsible for any of the seating or equipment left in the garden.

There is a new estate being built to the rear of the property and we understand that the builder may be providing a rear parking space and boundary line at some point in the future.

The property benefits from gas central heating and double glazing.

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

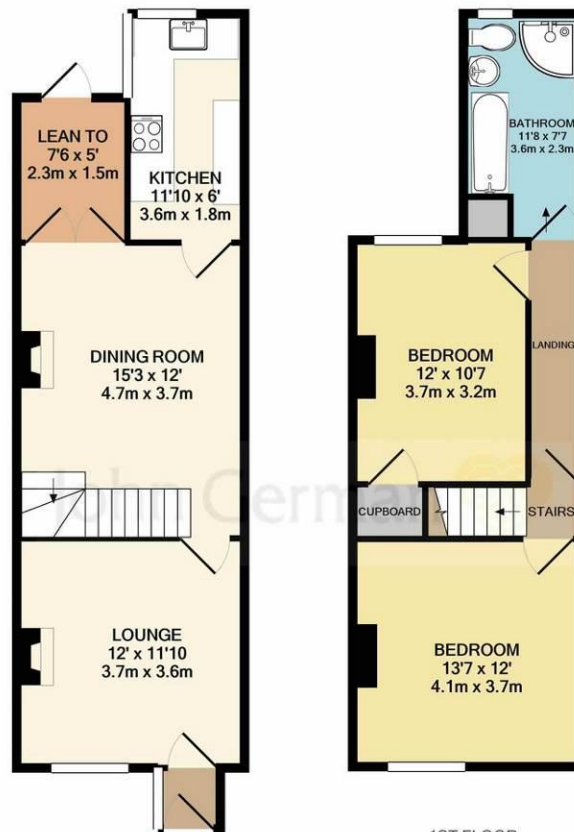
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

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

**Our Ref:** JGA/13072023

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



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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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