

Forest Road  
Burton-on-Trent, DE13 9TW



John German

Mid terrace home offering an ideal first home in a popular location with two receptions, lovely fitted kitchen, two bedrooms & a spacious bathroom available with no upward chain  
**£160,000**

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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 staircase 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







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.

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