

Victoria Street

Burton-on-Trent, Staffordshire, DE14 2LP



A fantastic opportunity for first time buyers or investors to acquire this mid terraced property offered to the market with no onward chain.

£130,000



John German 

This mid-terraced property is ideal for any individual/couple or family looking to step onto the property ladder or even an investment for any prospective landlord.

Step inside a uPVC entrance door opening into the large reception room with carpeted flooring and stairs rising to the first floor landing. A door leads out to the covered area which in turns leads to the rear garden and a door leading off into the kitchen.

The kitchen is fitted with a matching range of white wall and base units with contrasting worksurfaces and space for several free-standing appliances. From the kitchen a door leads to the rear hallway from which you can access the garden and the ground floor bathroom, comprising a three piece suite and a chrome style heated towel rail.

Upstairs there are three bedrooms, two generous doubles and one smaller single bedroom, ideal as a home office or study.

Outside to the rear of the property is a block paved patio, various planting areas ideal for growing your own fruit and vegetables. At the end of the garden is a useful garden room.

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

Our Ref: JGA/20072023

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



Floor 1



Floor 2

John German

Approximate total area⁽¹⁾

801.28 ft²
74.44 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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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