

Holme Farm Avenue

Burton-on-Trent, DE15 9EG



This well presented three bedroom semi detached home will suit a multitude of buyers from first time buyers to families and investors. The property offers a flexible floorplan, plenty of parking and is also conveniently located close to local schools, parks and shops.

£180,000

John German 

As you enter through the front porch into the main hallway you will find the main living spaces on your right hand side. The spacious lounge benefits from a large double glazed windows, carpeted floors and storage. The lounge flows into the dining space which overlooks the rear garden, this good sized dining space is an ideal spot for entertaining with family and friends.

The dining space is located next to the kitchen, the kitchen itself is well equipped with great storage options, ample work space and built in appliances.

The rear garden is a great size for children and pets, it has a large patio area, easy maintenance lawn and a garden shed.

The first floor is comprises three bedrooms and a family bathroom. The family bathroom is at the top of the stairs. The bathroom includes, wash hand basin, wc and a shower over the bath. The master bedroom is a great size and overlooks the front of the home. The room will easily take a double bed and has space for built in storage.

The second bedroom will again take a double bed easily and will make a great guest room or children's bedroom. The third bedroom would make an ideal nursery or home office.

Note: There is a tenant in situ until January 2024.

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.

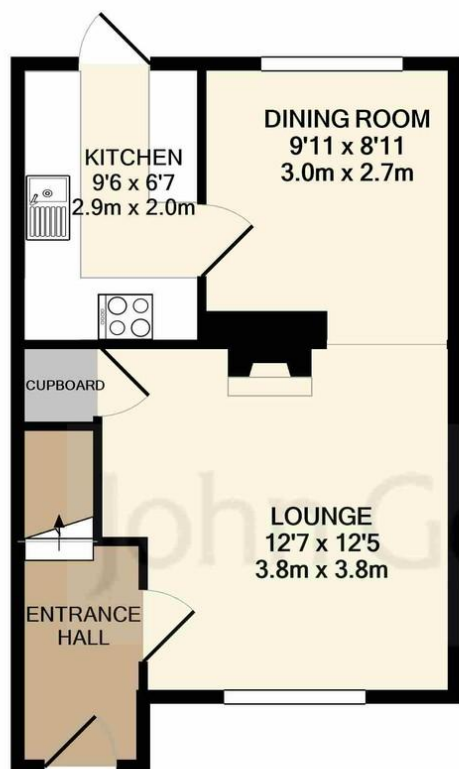
Useful Websites:

www.gov.uk/government/organisations/environment-agency

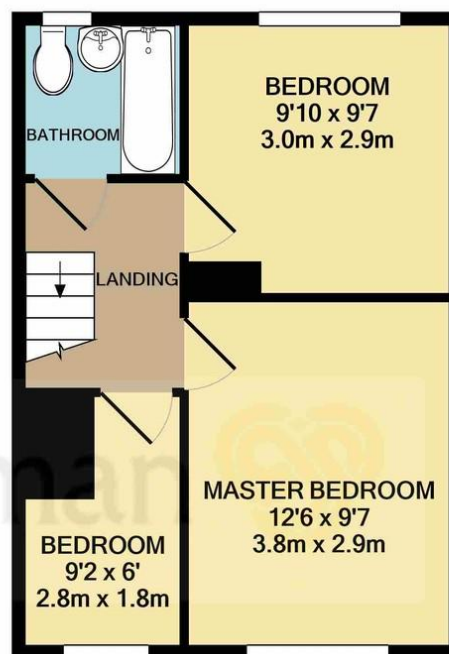
www.eaststaffsbc.gov.uk

Our Ref: JGA/11082023

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



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		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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