

Harwood Avenue

Branston, Burton-on-Trent, DE14 3JB



Ready for modernisation and offering a fantastic family home, this extended link detached home on a corner plot with a superb ground floor layout, with lounge, dining room, kitchen, study/4th bedroom, 3 bedrooms, family bathroom, drive, and gardens. No upward chain

£235,000

John German 

Situated in a sought after location in Branston, handy for a wide range of facilities and amenities together with schools for all ages close by, is this link detached home enjoying all the benefits of a corner plot. The house features an extended ground floor layout, boasting plenty of space, with potential to modernise into a superb family home.

With a front entrance door opening into the hallway with staircase off to the first floor and doors leading off.

Door opens into a good size lounge enjoying a dual aspect with large bay windows to front and side, with door leading through into a large dining room, with patio doors opening out to the rear gardens, with archway into a fitted kitchen equipped with a range of base and eye level units with worksurfaces over.

Off the dining area is a useful separate home office/study which could also be utilised as a fourth bedroom with window to side, there is a garage with an electric up and over front entrance door, however this room has been temporarily converted into a playroom but does not have building regs for the conversion, but could easily be converted back.

On the first floor, the landing has window to side and doors leading off to two good size bedrooms and a comfortable size single bedroom, with the main bedroom benefitting from built in triple wardrobes with mirrored doors, and the second bedroom has space for built in double wardrobes. All sharing family bathroom with bath, pedestal wash hand basin and WC.

There is a driveway to the front with gardens wrapping around the side and to the rear. The house is offered with the benefit of no upward chain and is ready for a buyer to modernise in their own style

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: JGA31072023

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







AWAITING EPC MEDIA



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Agents' Notes

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