

Bridgewater Road
Burton-on-Trent, DE14 2GD



A superb three storey town house offering plenty of space and ideal for a family buyer in a popular residential location. Set on a corner plot with an impressive kitchen/diner, spacious lounge, three good size bedrooms including master with en suite, garage, drive and gardens.

£260,000



John German

Offering a fantastic family home with accommodation arranged over three floors is this superb end town house with all the benefits of a corner plot. Set behind a driveway, leading to an integral garage and a pathway leading up to the front entrance door which opens into a good sized hallway with useful understairs storage cupboard, stairs off to first floor and doors leading off.

The highlight of the ground floor is an impressive open plan dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, plenty of space for a dining table, window and French doors opening out to the rear garden.

Off the hallway there is also a guest WC with close coupled WC and wash hand basin and there is a useful internal door opening into the integral garage with an up an over front entrance door.

To the first floor, the landing with window to front has doors leading off to the master bedroom and a spacious first floor lounge with panel effect to one wall and window framing views across the rear garden.

The master bedroom is a generous double with fitted wardrobes providing storage and an en suite shower room with shower, pedestal wash hand basin.

To the second floor, the landing has doors leading off to two good sized bedrooms, both sharing a family bathroom with bath, pedestal wash hand basin and WC.

The garden to rear offers that perfect low maintenance garden with artificial lawn and paved terrace and a side entrance via gate.

We understand the property is subject to an estate management fee.

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/07092023

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







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

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