

Hollys Road

Yoxall, Burton-on-Trent, DE13 8PZ



This well presented two bedroom detached bungalow is ideally suited to downsizers, first time buyers and savvy investors. The property features an integral garage, conservatory and generous rear garden. Located on a quiet street within walking distance to local parks, schools and eateries.

£240,000

John German 

The property is situated on a fantastic private and secure plot at the end of a row of bungalows, tucked away with driveway parking for multiple cars and a large single garage.

The side entrance door opens into the spacious entrance hall which has an arch way into the kitchen and door to the living/dining room.

The beautiful cottage style kitchen is fitted with a range of shaker style base and wall mounted units with granite work top over incorporating a breakfast bar. There is an integrated sink, gas hob with extractor over and double oven.

The open plan living and dining area benefits from brand new carpets and a gas fire place. The room is flooded with light courtesy of the triple aspect windows including a floor to ceiling window overlooking the garden.

The two double bedrooms are a fantastic size and positioned to the rear of the home. The master has a window overlooking the conservatory and the second bedroom gives access into conservatory, with fitted units to one wall.

The conservatory itself spans pretty much the whole distance of the rear of the bungalow and has access to the rear garden. Off the conservatory is a large utility room which has a range of built in units with work surface and stainless steel sink, space for appliance and direct access to the large single integral garage.

The rear garden consists of a paved patio area, lawn, greenhouse and storage shed.

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/0410202

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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