

Caraway Drive

Branston, Burton-on-Trent, DE14 3FQ



This well presented two bedroom terraced property will make a fantastic investment. This property is being sold with tenants in situ. The property itself is spacious throughout and includes off road parking, conservatory and secure rear gardens.

£160,000

John German

The property is ideally located on a quiet street and in walking distance to local parks and shops.

As you enter the property into the hallway, the kitchen is located on the left hand side and is fitted with a range of base and eye level units, wood effect work tops, ceramic sink and drainer unit, integrated gas hob with oven under and extractor over and space for appliances.

Return to the hallway where a further door leads to the bright open plan living/dining area. This generous room is a great space to entertain, benefits from neutral décor with feature wallpaper and has stairs rising to the first floor.

This room flows into the large conservatory which really adds to the flexibility of the floorplan and works well as a secondary living space or dining room. From here, doors lead out to the rear garden.

The first floor consists of two bedrooms and a family bathroom. The master bedroom is very generous and benefits from built in storage. The second bedroom is ideal as an office or children's bedroom.

The family bathroom is well finished with feature tiling, wash hand basin with storage below, WC and a bath with overhead shower.

The rear garden is laid to lawn with mature planting and fenced boundary.

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/10102023

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







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



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent