

Wellington Street

Burton-on-Trent, DE14 2DS



An immaculate 2 bedroom 2 bathroom terrace home that would make an ideal first home or a great addition to an investment portfolio. It has been renovated throughout and is move in ready, located close to shops, pubs, eateries and the train station - this property has it all.

£115,000

John German 

As you come through the front door you enter the first reception room, this room benefits from a large window, laminate floor and neutral décor.

Through the next doorway, you enter the second reception room, this lovely room again has laminate flooring, neutral décor and in built storage.

The kitchen is at the rear of the home and benefits from both under counter and overhead cupboards, complementary countertops and walls plus appliances including a gas cooker and electric oven.

Behind the kitchen is a shower room featuring floor to ceiling tiles, walk in shower, sink and WC.

The first floor has a secondary bedroom and master suite. The secondary bedroom is very generous, easily a double room and benefits from neutral décor and is carpeted. There is also a storage cupboard and large window for natural light.

The master bedroom again is a great size has neutral décor and is carpeted. It steps down into the en suite bathroom that is fully tiled and has a sink, WC and bath with an overhead shower.

The rear gardens feature a patio area with lawn beyond and has two storage areas - one is open and then the other is a large shed.

Agents note: This property is more suitable to cash buyers, obtaining a mortgage may prove difficult. Please speak to the agent for more information.

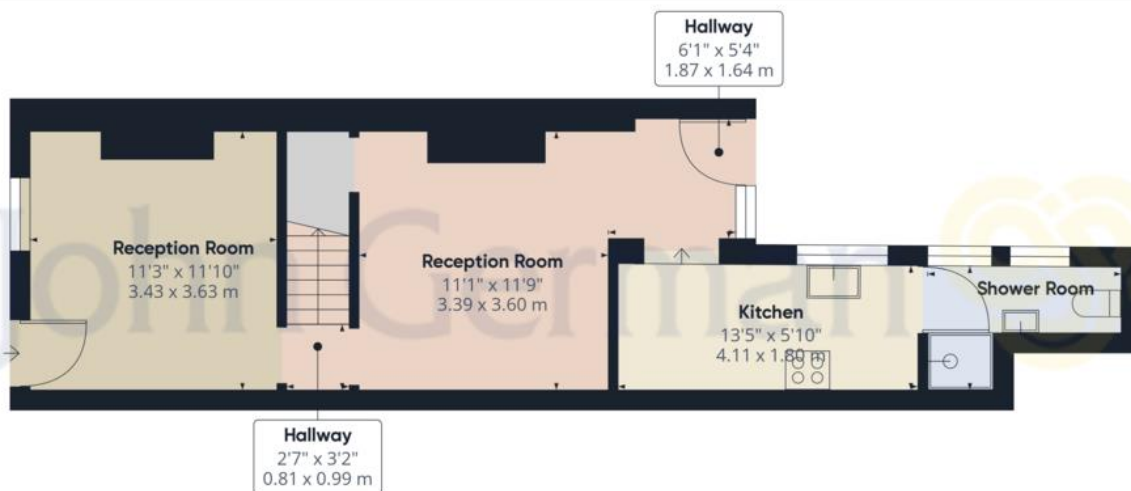
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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/16112023

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



Ground Floor



Floor 1

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Approximate total area^{††}
796.95 ft²
74.04 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

John German

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

01283 512244

burton@johngerman.co.uk

Agents' Notes

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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.

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