

Mewis Close

Burton-on-Trent, DE14 2FN



A very attractive and appealing modern end townhouse in a lovely location that is beautifully presented throughout and overlooks an open park space together with great access to good schools, local amenities and the A38.

£220,000

John German 

A composite entrance door leads you into the hallway with a further door opening into the attractive living room which has a contemporary style fireplace having inset living flame electric fire plus a useful under stairs storage cupboard. Off this is an inner having the stairway off together with a cloakroom/WC.

The attractive dining kitchen is fitted with a contemporary range of base and wall cupboards surmounted by roll edge work surfaces with inset one and a half bowl sink and mixer tap. Appliances include an electric fan oven, inset gas hob with stainless steel splash backs and extractor hood over, dishwasher and fridge freezer. The room benefits from laminate flooring and has double glazed French doors opening directly out onto the attractive rear garden.

On the first floor there is double bedroom two which has two windows overlooking the front and double bedroom three both of which are served by a family bathroom which has a bath in tiled surrounds with electric shower over and glazed screen, pedestal wash hand basin, low level WC, chrome heated towel rail, laminate floor and fully tiled walls.

The second floor landing has a useful built in wardrobe and access to the attractive master bedroom having a range of contemporary fitted wardrobes with high level cupboards, a bay window to the front, ideal as a seating area. It also has its own en suite comprising tiled shower with thermostatic fitment and glazed enclosure, WC, pedestal wash hand basin, chrome heated towel rail, laminate flooring and velux window to the rear.

Outside - To the front are two side by side car spaces. A side pedestrian access leads to a neat enclosed rear garden which has a decking patio with barbeque area and artificial lawn all making for easy care and maintenance.

Note: There is an estate maintenance charge payable, currently £120 per annum.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/25012024

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Score	Energy rating	Current	Potential
92+	A		95 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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