

Holme Farm Avenue

Burton-on-Trent, DE15 9EG

John German



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£165,000

A lovely two bedroom semi detached home in a cul de sac position offering a perfect first time buy with driveway and carport, two good sized bedrooms, living room, dining kitchen and porch.

No upward chain.

Situated in a sought after part of Stapenhill, hand for local amenities with a Co-op store just around the corner together with a fish and chip shop, doctors, post office, pub and also being just a walk away from Burton on Trent town centre and riverside walks at Stapenhill Gardens.

The house itself is well kept, set behind a paved front garden with driveway to side giving access to carport. The front entrance door opens into the hall with staircase off to first floor and doors leading off. The lounge is spacious with window framing views to front and a fire surround with gas fire providing the focal point. A door opens into the dining kitchen with base and eye level units, space for appliances, ample space for a breakfast or dining table, window to rear and door to a rear porch which opens out to the rear garden.

To the first floor, the landing has doors leading off to two bedrooms, the master is a particularly generous double with built in storage over the stairwell and two windows to front. Bedroom two is a well proportioned room with window framing views to rear. There is a shower room with shower cubicle, pedestal wash hand basin and WC.

The house is available with the advantage of no upward chain, built in the late 1980's and ready for the new owner to put their own stamp on.

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:** Mains. (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 B

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

Our Ref: JGA/26012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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.

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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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