

Bearwood Hill Road

Burton-on-Trent, DE15 0JS



Offering a fantastic first time buy or buy to let is this traditional mid terrace home with a well presented interior including lounge, breakfast kitchen, two bedrooms, modern shower room and low maintenance rear garden.

£130,000

John German

This traditional terrace offers an ideal first time buy or buy to let in a popular residential location that is just a short distance from the town centre. It is also well placed for schools of all ages and in easy walking distance of riverside walks and popular pubs.

Step inside the lounge having a front facing window and focal point fire surround. A door leads into the breakfast kitchen with a useful under stairs storage cupboard, a range of base and eye level units with contrasting worktops over, integrated oven and hob. There is space for further appliances, the wall mounted gas central heating boiler and a rear facing window. A door leads to the low maintenance rear garden having a patio area and raised gravelled area.

On the first floor the master bedroom is a generous double that overlooks the front and bedroom two overlooks the rear, offering a single sized room or home office. Completing the first floor is the shower room having a three piece suite.

Note: A neighbouring property has a pedestrian right of access across the rear garden.

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

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: FTTC

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 A

Useful Websites: www.eaststaffsbc.gov.uk

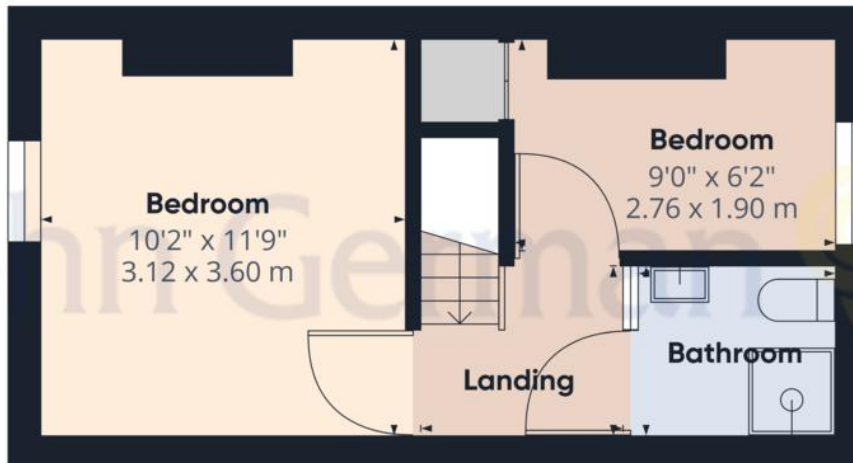
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05022024

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Ground Floor



Floor 1

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Approximate total area[®]

488.87 ft²

45.42 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		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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