

Melbourne Avenue

Burton-on-Trent, DE15 0EN



Well presented three bedroom terrace property featuring off street parking for multiple cars, open plan living area and secure rear gardens. This property is in close proximity to local shops, schools and parks making it the ideal first home or shrewd investment.

£185,000



John German 

As you pull up to the home you notice the large driveway suitable for two cars. There are two entries to the property, one through the front door and the other into the utility.

As you enter the front door into the entrance hall, the stairs are directly in front and the main open plan living/dining area is to the right hand side. The room benefits from both front and rear access so there is great natural light. The lounge section is carpeted and the dining section has laminate flooring. Both benefit from neutral décor.

The kitchen has masses of storage including both overhead and undercounter storage, it comes complete with electric hob and oven. There is a bonus utility room with further storage and room for appliances and also access to the front of the property.

The first floor consists of three bedrooms and family bathroom.

The family bathroom features a separate WC, bath, shower and sink.

The master bedroom is a good size, featuring neutral décor, carpets and has a built in wardrobe.

The second bedroom features laminate flooring, bright décor and wardrobes. This room is big enough for a desk and a bed.

The third bedroom is currently being utilised as an office but would make a good children's room and benefits from carpets and neutral décor.

The rear garden is generous, featuring a paved patio, lawns, garden beds and storage shed.

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: Fibre

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

Our Ref: JGA/1422024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
802.67 ft²
74.57 m²

(1) 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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