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.

£190,000





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

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.





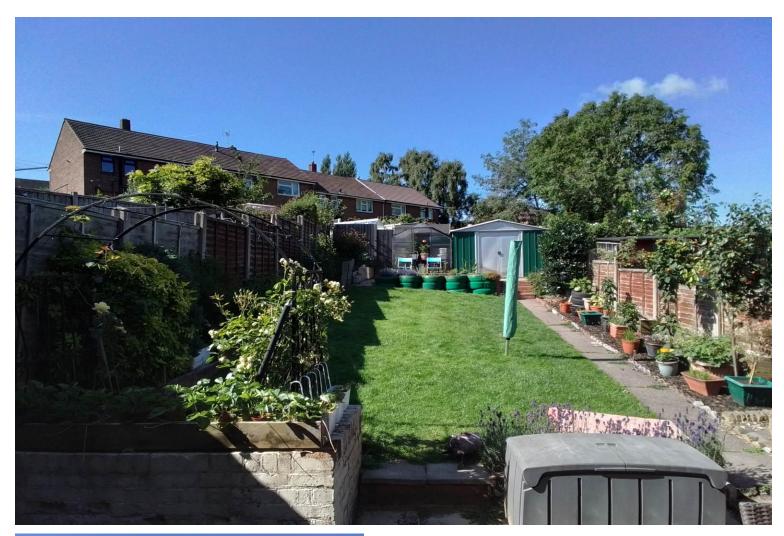








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Agents' Notes
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