

Harwood Avenue

Branston, Burton-on-Trent, DE14 3JL

John 
German





Harwood Avenue

Branston, Burton-on-Trent, DE14 3JL

£240,000

A superb semi detached home ready to move into with an immaculately presented interior with highlights including two reception rooms, smart fitted kitchen, two double bedrooms, a large block paved driveway and landscaped rear gardens.



This impressive semi detached home is superbly presented throughout, located in a popular residential location close to a range of shops, supermarkets, schools for all ages, eateries and the A38.

Set behind an expansive block paved driveway providing ample off road parking together with a mature magnolia tree.

Step inside the front door opening into a hallway area that opens into a light and spacious lounge having a picture window framing views to the front.

Off the lounge is a separate dining room that could also be used as a garden room, third bedroom or study, with French doors opening to the landscaped rear garden that features a terrace, shaped lawns, further raised seating area and side gated access.

Also off the lounge a door leads to an inner hall that has stairs to the first floor and a door to a generous ground floor double bedroom with plenty of space for wardrobes and window to the rear. Also off this hall is a useful storage/utility area with window to the side, space for a tumble dryer plus access to the guest's cloakroom that has been refitted and upgraded with a fitted vanity unit, concealed cistern WC and wash hand basin.

The smart fitted kitchen also overlooks the front and is equipped with a range of base and eye level units with work surfaces over plus an integrated oven and hob. A door leads to the side drive and there is a useful under stairs storage cupboard.

The first floor landing has a built in storage cupboard and door to a generous front facing master bedroom having plenty of space for bedroom furniture. Across the landing is a shower room having a good sized shower cubicle, fitted vanity units, a useful built in storage cupboard and window to the side.

Note: The gas fire in the lounge has been disconnected.

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

Property construction: Brick

Parking: Driveway

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 C

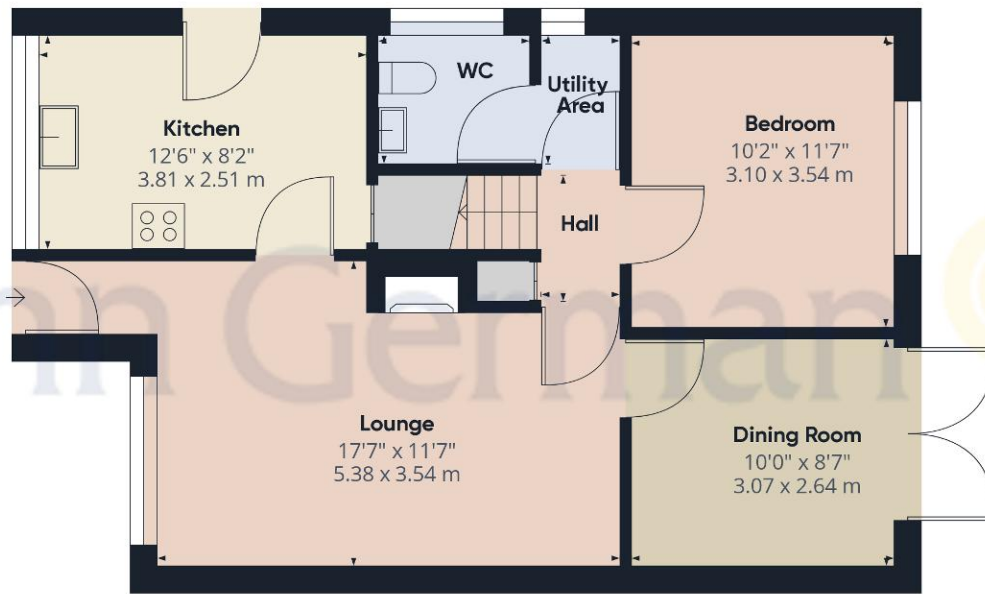
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27022024

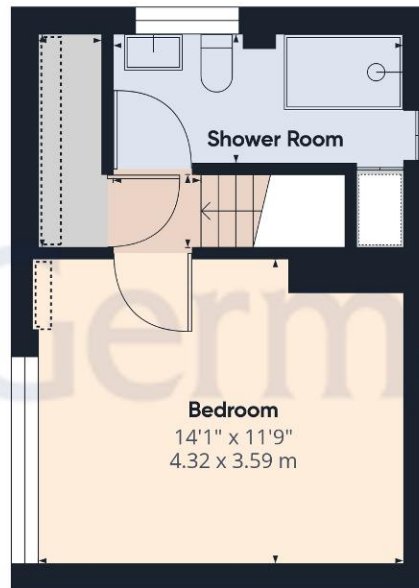
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.







Ground Floor



Floor 1


Approximate total area⁽¹⁾

862.57 ft²
80.14 m²

Reduced headroom

8.9 ft²
0.83 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



