

Northumberland Road

Burton-on-Trent, DE15 9JQ



Well presented three bedroom semi detached home featuring off road parking, spacious rooms and a well maintained garden. Located close to Burton town centre, local schools, shops and eateries making this the ideal first home or shrewd investment.

£157,500

John German 

As you enter the property you will see the open plan living/dining room on the left hand side, this generous room benefits from neutral décor, carpets, a feature gas fireplace and great natural light having a double aspect to the front and rear.

The kitchen is in the middle of the home overlooking the rear garden and features under counter storage and a free standing cooker/hob. To the right hand side is a utility room with added storage, WC and access to the rear garden.

The first floor consists of three bedrooms and the family bathroom which is fitted with a modern shower cubicle, WC and sink with built in storage.

The master bedroom is a generous size and features neutral décor, carpets and a small built in wardrobe.

The second bedroom is a fantastic size and again features neutral décor and carpets, whilst bedroom three is a touch smaller and would make an ideal children's bedroom or home office.

The rear garden is very generous and feature lawns, mature garden beds, paved patio and storage shed.

Please note this property is of non standard construction (steel frame).

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

Property construction: Non standard steel frame

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: 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.eaststaffsb.gov.uk

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

Our Ref: JGA/20022024

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

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Approximate total area[¶]

965.07 ft²
89.66 m²

Reduced headroom

6.02 ft²
0.56 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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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