

# Burton Road

Branston, Burton-on-Trent, DE14 3DP



A two bedroom detached bungalow offering deceptively spacious accommodation including a conservatory, large garage and off road parking for multiple cars. The property is located in close proximity to local school, shops and has fantastic access to public transport and the A38.

£260,000

John German 

As you pull up to the home you will see the large driveway and access to the garage.

The front door is located on the left hand side of the home and you enter into a porch. that in turn leads to the main hall.

The first bedroom is located on the right hand side of the hallway with a bay window and neutral décor. The second bedroom is located across the hall, it features neutral décor and built in storage.

The bathroom is located in the middle of the home with a large bath with over head shower, WC, sink and bidet.

The lounge is at the rear of the home and has a gas fireplace. It flows into the conservatory which has access to the rear gardens and would make an excellent dining space.

The gardens are a blank canvas but they are secure and flat.

The kitchen is also at the rear of the home having both under counter storage and overhead storage, a stand alone electric oven and hob.

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 C

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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