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.

£250,000



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 Our Ref: JGA/29022024

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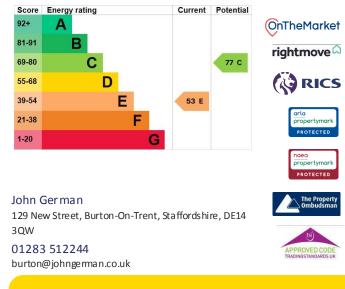


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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