

# Belvedere Road

Burton-on-Trent, Staffordshire, DE13 0RG

John German





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£235,000

This immaculately presented three bedroom semi detached home is oozing with character features throughout and offers a detached garage, spacious bedrooms and conservatory. Located close to local schools, hospitals and shops, this property is the ideal family home.



The main entrance to the home is located on the side of the house, into the main entrance hall you instantly see the character features, with wall panelling and timber staircase. The first reception room is located at the front of the home. This room benefits from a lovely bay window, feature wood burner and neutral décor with timber floors.

The second reception room is located to the left hand side of the entrance. This room can be used as a dining space or secondary living area. This room again benefits from classic neutral décor, feature fireplace and great natural light.

Through a doorway you enter the open plan kitchen/dining room. This generous space is ideal for entertaining, the kitchen features both overhead and under counter storage and electric oven with gas cooktop. It flows nicely into the conservatory which overlooks the rear garden and is an ideal space for entertaining. There is also a conveniently located downstairs cloakroom.

The rear garden is huge and well suited to a family. It hosts multiple patio areas, extensive lawns and garden beds. The detached garage is at the rear of the home where there is also a bonus parking space behind the garage.

The first floor consists of three large bedrooms and family bathroom. The bathroom comprises a bath with overhead shower, WC and wash hand basin. The first bedroom located at the front of the home features large built in wardrobes, neutral décor, carpets and has fantastic natural light. The second bedroom located in the middle of the hallway features built in wardrobes and neutral décor and easily fits a double bed. The third bedroom is located at the rear of the home, this room features timber look floors and neutral décor. Easily a double room as well.

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

**Property construction:** Brick

**Parking:** Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 B

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/18032024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1274.07 ft<sup>2</sup>

118.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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