# Marlborough Crescent

Burton-on-Trent, DE15 9DF







This well presented two bedroom semi detached bungalow is jam packed full of features including a large detached garage, low maintenance gardens and conservatory. The property is ideally located close to local amenities and public transport routes. No upward chain.

£210,000



The property has a large through driveway to a standalone garage with double doors. The driveway has plenty of off road parking for multiple cars. The front door is on the side of the house. Through the front door you enter into the main hallway.

The secondary bedroom is on the right hand side, this features large built in wardrobes, neutral décor and carpets.

The lounge is located at the front of the house, this spacious room benefits from a large bay window, carpets, neutral décor and a feature fireplace.

The bathroom is in the middle of the home, it consists of a sink, wc and bath with overhead shower.

The main bedroom is located at the rear of the home and looks out onto the conservatory and gardens. This generous room features a built in wardrobe, neutral décor and carpets.

The kitchen is at the rear of the home, it features both overhead and under counter cupboards, gas cooktop and electric oven. There is also access to the rear garden.

The conservatory runs the width of the home and is access ed from the rear garden.

The rear gardens consist of a large, detached garage, perfect for a workshop or classic car. The gardens are low maintenance with a lawn area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Standard Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and 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 Our Ref: JGA18032024

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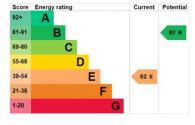


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation 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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