

# Marston Close

Burton-on-Trent, DE14 2DE



This three bedroom semi detached house is located within walking distance to Burton's town centre and train station and within good proximity to the hospital, local schools, parks, and shops.

£240,000



John German 

This modern semi detached home is handy for a wide range of amenities including Lidl, Sainsburys, Asda plus the town centre itself with Marks & Spencer and Coopers Square. In addition, there are nearby retail parks including B&Q and The Range plus eateries.

As you enter the property through the hallway, this offers a good space for coats and shoes. To the left is the generous kitchen/diner with integral washer/dryer, dishwasher, fridge/freezer, oven and hob with extractor fan plus understairs storage space.

The lounge is located at the rear of the property with patio doors leading to the garden.

There is a convenient downstairs WC and hand wash basin on the ground floor also.

On the first floor there is a master bedroom with en-suite and storage cupboard, a double second bedroom and a third bedroom suitable as a child's bedroom or home office. There is also a family bathroom which consists of a hand wash basin, WC and shower over bath.

Stepping out of the rear patio doors is a patio space and garden inclusive of a garden shed. The property also offers a double drive.

The property is being sold with vacant possession and no upward chain. The selling price includes king size bed and mattress, two wardrobes, a bar table and all ceiling lights.

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

**Property construction:** Brick

**Parking:** Drive

**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/>

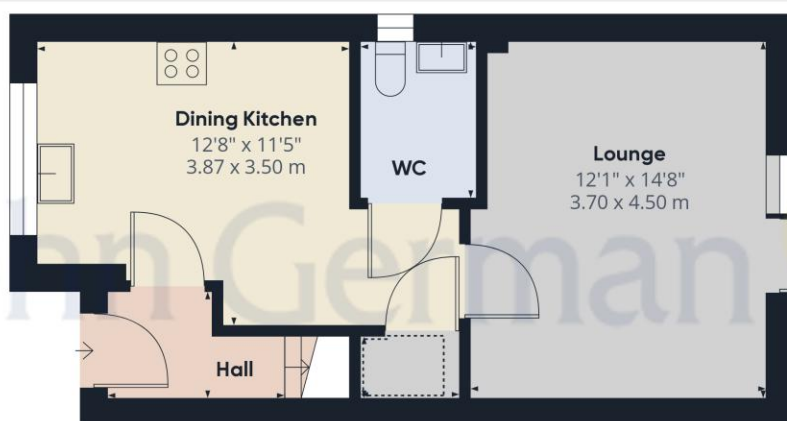
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

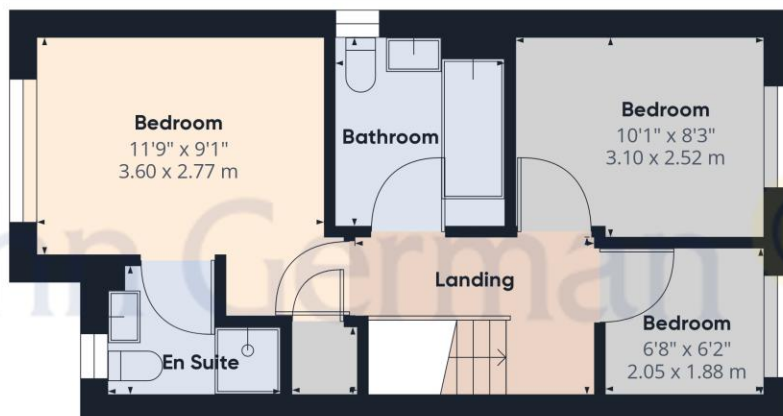
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10042024

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Ground Floor



Floor 1

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

809.95 ft<sup>2</sup>  
75.25 m<sup>2</sup>

Reduced headroom

9.53 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(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.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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