

St. Aidans Close

Burton-on-Trent, Staffordshire, DE13 0LQ

John 
German





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£145,000



A fantastic family home with a substantial rear garden, ready for a buyer to put their own stamp on and perfect for a family with an extended layout comprising three reception rooms, kitchen, three bedrooms, family bathroom, cul de sac location. No upward chain.

Situated in a popular residential location, handy for schools for all ages close by, is this semi detached home extended and offering perfect space for a family with a large rear garden.

The house is of non standard construction and set behind a small front garden with pathway leading to a canopy porch giving access to the front entrance door which opens into the hallway with window to side, staircase to first floor and doors leading off.

The lounge enjoys views to front with a fire surround providing the focal point and an archway creating an open plan feel, leading through to the dining room which has French doors opening out to the rear garden and door into the kitchen.

The kitchen is fitted with a range of base and eye level units with space for appliances, window to rear, built in storage cupboard, door returning to hallway and an archway into an inner hall where there is a ground floor wet room, a door out to rear garden, guest WC with close coupled WC and a door opening into an additional reception room created by an extension with patio doors to side.

To the first floor, the landing has doors leading off to three bedrooms which share a shower room with shower cubicle, pedestal wash hand basin and WC.

The rear garden is an outstanding feature of the property with generous lawns, timber shed, established borders and a side entrance via gate.

Buyers note: We understand the property is of non standard construction.

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

Property construction: Cussins PRC brick faced and render, tiled roof

Parking: On road

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 A

Useful Websites: www.gov.uk/government/organisations/environment-agency

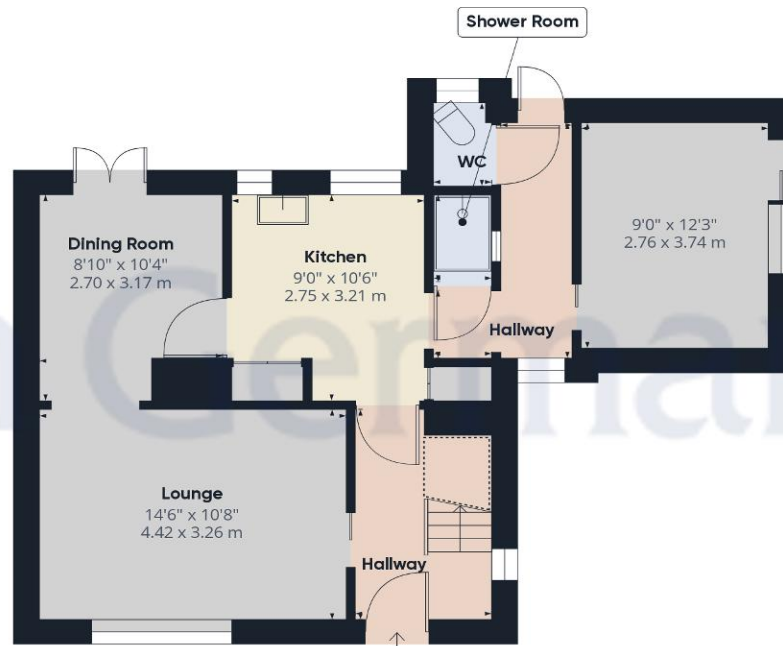
www.eaststaffsbc.gov.uk

Our Ref: JGA/16042024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1030.81 ft²
95.77 m²

Reduced headroom

17.89 ft²
1.66 m²

(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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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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