

# Holly Green

Burton-on-Trent, DE15 9GA



A superb retirement bungalow that is beautifully presented throughout set in delightful communal gardens with two bedrooms, spacious lounge/diner, fitted kitchen and a lovely aspect to the front.

NO UPWARD CHAIN

£149,500



John German

Situated on a popular retirement development handy for local amenities including a shop, doctors, dentist, pub and bus stop together with being within easy reach of Burton's town centre.

This beautifully presented end terrace offers a perfect home to retire to and is ready to move into. A storm porch has a cupboard to the side and a door into the hall that in turn leads into a spacious lounge/diner with window overlooking the communal gardens to the front. A smart fitted kitchen is fitted with a range of base and eye level units with work surfaces over, space for appliances, a useful built in cupboard and window to the front.

An inner hallway has doors to two bedrooms, the front facing master is a good sized double with built in wardrobes while bedroom two has patio doors opening out to the lovely communal gardens including a paved terrace and established hedge.

The shower room has been modernised with a contemporary suite including a good sized glazed shower enclosure, pedestal wash hand basin, WC and airing cupboard.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Commenced January 1997 with a 125 year term. The service charge is £214 per month which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request.

Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility & the scheme is designed for independent retirement living and no care or assistance is provided by Longhurst Homes and includes a 24-hour contact call facility.

**Property construction:** Standard

**Parking:** Residents parking on a first come first serve basis

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

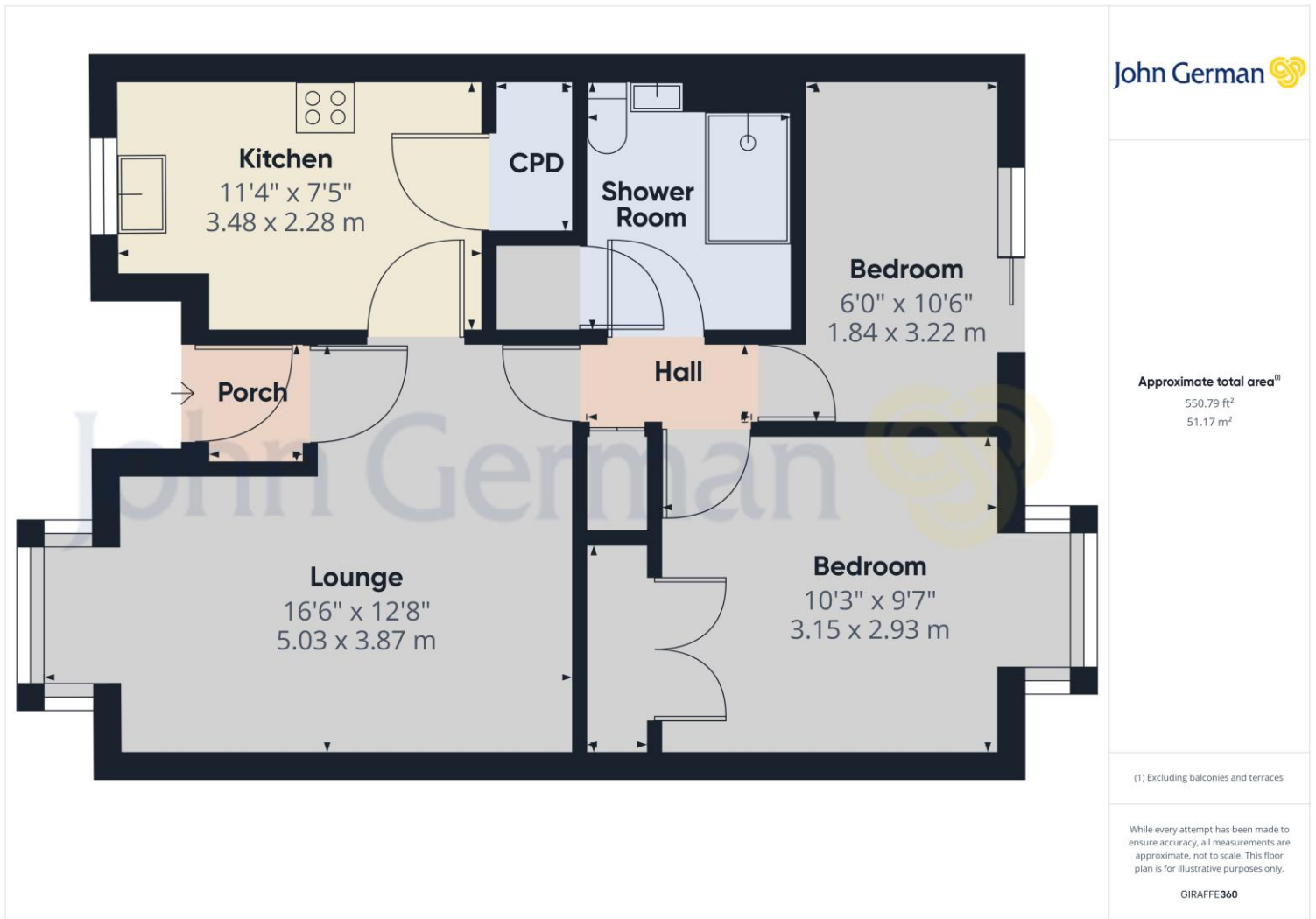
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/18042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 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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**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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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