

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

£145,000



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/>

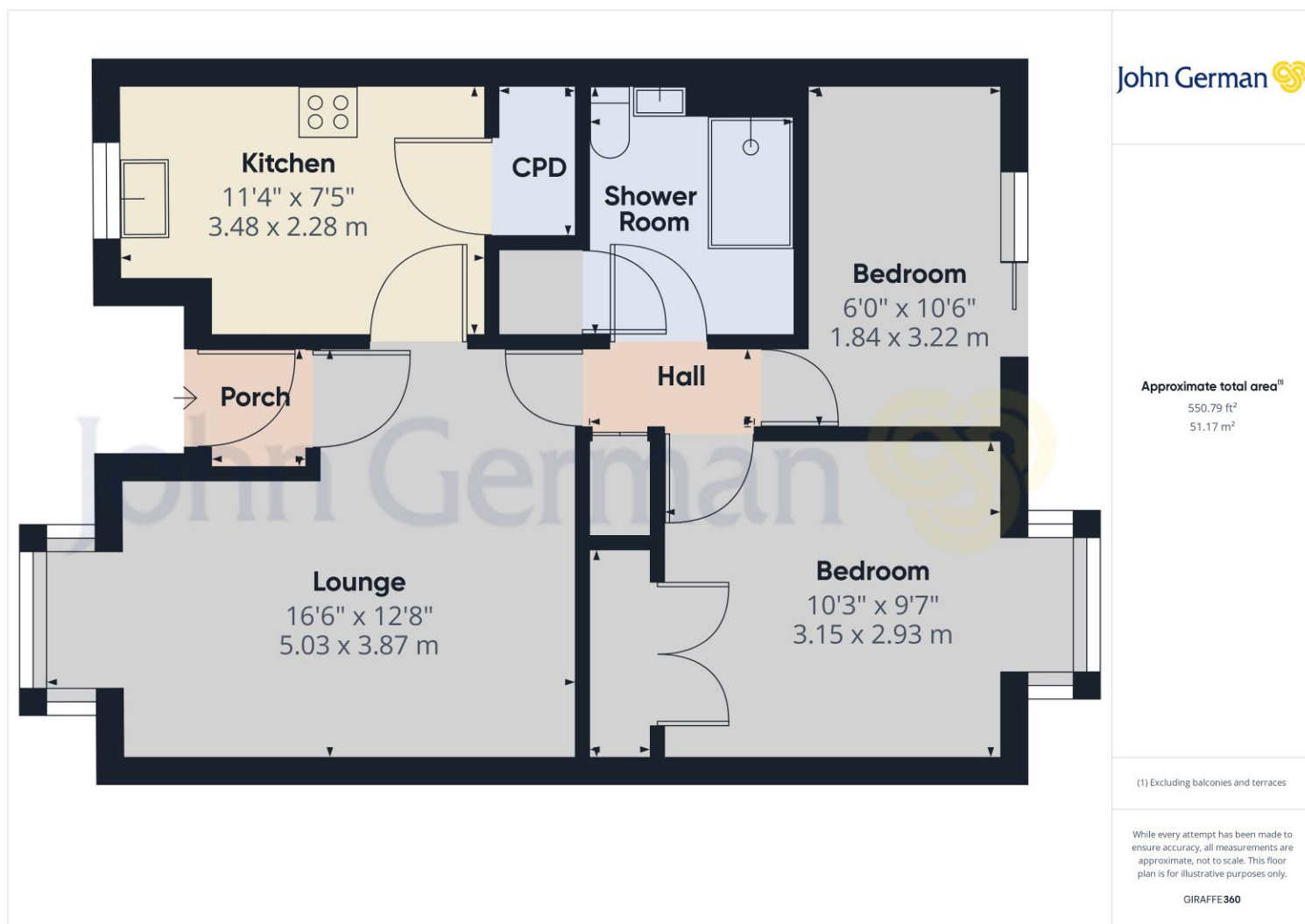
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/18042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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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

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.

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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