

Panama Road

Burton-on-Trent, DE13 0SQ



A brilliant opportunity to purchase a modern detached family home, close to the town centre of Burton. Boasting over a 1000 sq. Ft of living accommodation throughout and having plenty of off-road parking available.

£260,000

John German 

As you enter the property, you are welcomed by the entrance hallway which provides access to the spacious living room. The living room is a generous size and has patio doors leading to the rear garden and a wonderful bay window to the front. As well as this, on the ground floor we can offer a kitchen diner to the left of the hallway. Fitted with integrated appliances including dishwasher, base level oven and fridge freezer. Just off the kitchen, you will find the utility space, which has washing machine and tumble dryer and an external door to the rear. The downstairs w/c finishes the ground floor accommodation.

To the first floor, this home offers three spacious bedrooms. The master bedroom is fitted with built in wardrobes and has a modern fitted en-suite. The first floor also offers a family bathroom, which has a shower over the bath and is fully tiled walls to all wet areas.

Externally, this property offers a real treat. To the front, we can offer off-road parking for two cars in front of the single garage. The garage can be accessed from the front via up and over doors and comes with power and lighting. As well as the parking to the front, this home also offers a parking space to the side. The side garden is a magnificent size, mainly laid to lawn and privately enclosed to the perimeter.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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 D

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

Our Ref: JGA31052024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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