# Norfolk Road Burton-on-Trent, DE15 9JE







The property has masses of potential and features off street parking, 3 double bedrooms, great storage options and a large rear garden. Ideally located close to Burton town centre, local school and parklands. The property requires modernisation throughout.

NO UPWARD CHAIN

Offers In Region Of £170,000



As you approach the property you can see the generous amount of off road parking for this semi-detached property. The front has a small green space which is great for plants and brightening up the front.

Enter the main door into a hallway that takes you to the living room and kitchen. The living consists of a bay window looking out to the front and a brick fireplace. A door opens into the second reception room that would make a nideal dining room, with sliding doors allowing great natural light in.

This room then opens into the kitchen fitted with wall and base units plus space for a cooker and washing machine. A pantry is conveniently located within the kitchen.

As you exit the kitchen you have another hall with three doors, one of those takes you to the downstairs toilet and the other two are great storage spaces. The hallwayleads to a lean to giving access to the garden.

Moving onto the upstairs you have a family bathroom including a wash hand basin, WC and shower over bath.

The master bedroom has the addition of the bay window and fitted storage. However, the further two bedrooms at the rear are still double in size and overlook the sunny garden.

To the rear of the property is the real selling point - a deceptively large garden. The garden currently has a fence that runs through the middle which is why you have to view this property to appreciate the outside space as there is even more garden beyond the fencing. This space has great potential for a family garden which would be great for entertaining.

Please note the property does require mode misation throughout.

To view this property with lots of potential, please contact John German Burton of fice .

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

**Property construction**: Traditional

 $\textbf{Parking} \colon \mathsf{Off} \; \mathsf{road}$ 

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy the mselves as to their suitability).

Broadband type: Fibre

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Mobile signal/coverage: See Ofcomlink <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-">www.gov.uk/government/organisations/environment-</a>

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Our Ref: JGA/29052024

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## John German 🧐









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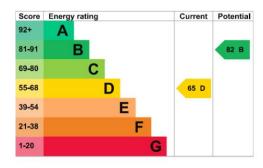
Survey Services - I five refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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