

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

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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 an ideal 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 hallway leads 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 modernisation throughout.

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

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

Property construction: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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

Our Ref: JGA/29052024

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.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

916.28 ft²
85.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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 Burton upon Trent | Derby | East Leake | Lichfield
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