

Hevea Road

Burton-on-Trent, DE13 0SH



A superbly appointed four-bedroom townhouse, located on a popular estate. Boasting over 1250 sq. ft of living accommodation throughout and being a perfect opportunity for growing families.

£235,000



John German 

This property on Hevea Road enjoys living accommodation over three floors, boasting an excellent amount of living space throughout. This is a home which would be ideal for growing families, first time buyers and investors alike.

As you enter the home, you are presented with a spacious hallway having a guest's cloakroom just off.

The living room/diner can be found to the rear of the property and benefits from being a fantastic size with patio doors leading to the rear garden.

The ground floor living space is then finished by a modern fitted kitchen with matching wall and base units, electric base level oven with four ring gas hob above and extractor hood.

To the first floor, you will find two generous sized bedrooms, both comfortably housing double beds and a family bathroom which has a bath with mixer taps, low level flush WC, wash hand basin and extractor fan.

The stairs lead you onto the second-floor landing space, which once again, offers two generous sized bedrooms. The master bedroom is a very good size, enjoying two windows to front which flood the room with light plus access to its own en suite that is finished to a high standard with shower enclosure, low level flush WC, wash hand basin and extractor fan.

Outside - You can find off road parking to both the front and side which gives access to the single garage having an up and over door, power and lighting throughout.

To the rear, the garden is mainly lawned, privately enclosed and benefits from not being overlooked by neighbouring properties.

Hevea Road is situated in close proximity to Burton Town Centre. The property is conveniently located near the A38, M6 and A5, brilliant for those who commute for work. Burton-on-Trent railway station is a short drive away and offers frequent services to major destinations including Birmingham, Nottingham, and Derby, making it an excellent option for daily commuters. The area is served by several reputable schools, making it an excellent choice for families with children. With Horninglow Primary School and The De Ferrers academy both within walking distance.

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

Property construction: Brick

Parking: Off road parking

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 D

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

Our Ref: JGA/18062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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