

Bridgewater Road
Burton-on-Trent, DE14 2GD



Offered with no upward chain is this superb three storey townhouse featuring well arranged accommodation including a spacious dining kitchen, guest WC, first floor lounge, main bedroom with en suite, two further spacious bedrooms, bathroom, integral garage, drive and gardens.

£220,000

John German 

Available with no upward chain is this modern three storey townhouse that impresses throughout and is set in a popular and convenient location just a short distance from Burton's town centre and has excellent transport links via the A38.

The front entrance door opens into a spacious hall with stairs to the first floor, useful internal door to the garage and access to a guest's cloakroom having a WC and wash hand basin.

Across the rear width of the property is the dining kitchen equipped with a range of two tone base and eye level units with worksurfaces over incorporating a sink and drainer. Integrated appliances comprise a hob, oven and extractor over plus space for further appliances. A window and French doors overlook and give access to the rear garden, tiled floor runs underfoot and there is ample space for a dining table and chairs.

On the first floor is a well proportioned lounge which has a rear French window alongside an additional window allowing plenty of natural light into the room.

Across the landing is the main bedroom which has built in wardrobes and its own en suite shower room with a white suite comprising shower cubicle, pedestal wash hand basin and WC plus tiling to wet areas.

Climb the stairs to the second floor that has two further well proportioned bedrooms, bedroom two has a walk in dormer to the front and bedroom three has two skylights. Both share the family bathroom having a white suite including panelled bath, pedestal wash hand basin and WC complemented by tiling to wet areas plus a skylight.

To the rear is a lawned garden enclosed by fencing. To the front is tarmac driveway giving access to the integral garage having an up and over door plus a door into the reception hall.

Note: We understand there is an estate management fee of approx £80 per annum.

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

Property construction: Standard

Parking: Drive & integral garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type:

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 C

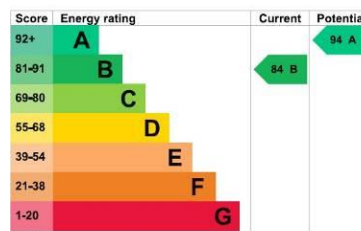
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19062024

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