

Harehedge Lane

Burton-on-Trent, Staffordshire, DE13 0AS



Welcome to this beautifully modernised traditional three-bedroom terraced home located on Harehedge Lane. This charming property seamlessly combines classic architecture with contemporary living, providing an ideal space for modern family life and located close to Burton town centre.

£190,000

John German

Upon entering, you are greeted by a spacious living room perfect for relaxing and entertaining guests. Adjacent to the living room is the kitchen/hallway area. The kitchen has been tastefully updated to cater to the needs of a modern household while retaining the property's original charm.

Ascending to the first floor, you will find two well-proportioned bedrooms. The first bedroom provides a generous space for a master bedroom or guest room. The second bedroom is ideal for a child's room or home office. This floor also houses the family bathroom, designed with modern fixtures and fittings.

The second floor features an additional spacious bedroom perfect for use as a master suite or a luxurious guest room. This room benefits from ample natural light and offers a versatile space that can be tailored to your needs.

To the front, the home boasts plenty of Victorian kerb appeal. The front garden is a small charming lawned and stoned area with a pathway leading to the front door. To the rear of the property, you can step outside to discover a delightful rear garden that perfectly complements the charm and modernisation of the home. Beyond the outbuilding, the garden opens up to a beautifully arranged seating area. This space is perfect for relaxing or even alfresco dining. The garden continues to stretch out, revealing a spacious lawn area, ideal for children to play.

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

Property construction: Standard

Parking: On road

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 A

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

Our Ref: JGA/19072024

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		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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.

Survey Services - If we 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent