

Moor Street

Burton-on-Trent, DE14 3SU



**** NO ONWARD CHAIN **** John German is pleased to offer this well-presented three-bedroom mid-terraced home, ideally situated in the heart of Burton-on-Trent. Just a short two-minute walk to the town centre and plenty of amenities.

£200,000

John German 

This fantastic home is an ideal purchase for first-time buyers, investors or families looking for a centrally located property. Located on Moor Street, this property enjoys a prime position in the heart of Burton-on-Trent. Just a two-minute walk from the bustling town centre, it offers easy access to a range of local amenities, including shops, cafes, restaurants, and supermarkets. The nearby Burton Place Shopping Centre and Coopers Square Shopping Centre provide ample retail opportunities, while leisure facilities like the Meadowside Leisure Centre are within easy reach. Families will appreciate the proximity to local schools, such as Christ Church Primary School, Anglesey Primary Academy, Abbot Beyne School, Burton and South Derbyshire College and many more.

As you approach the property, you are greeted by a patio to the front which offers off road parking, a rarity for a property this close to Burton's town centre. As you enter, you're greeted by a welcoming hallway that leads to a generously sized living room. Adjacent to this is a separate dining room, offering an excellent space for family meals or entertaining guests.

Towards the rear, the property boasts a spacious kitchen with modern fittings which include base units with worktops above, eye level electric oven, gas hob with cooker hood above and sink / drainer. Beyond the kitchen, you'll find a practical utility space and a conveniently located WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a very generous size and flooded with natural light. The other two bedrooms are also very good sizes, the second bedroom can comfortably fit a double bed and ample bedroom furniture.

The family bathroom is modern and well-finished with a bath, basin and WC.

To the rear of the property, you will find the spacious and long garden. The garden has a variety of different sections from a stoned and patio space for outdoor furniture, to artificial lawn for outdoor play and a further stoned area. The rear garden is privately enclosed to the perimeter and not overlooked to the rear.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

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:

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/18092024

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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