

# Lightwood Road

Yoxall, Burton-on-Trent, DE13 8QE



A three bedroom detached bungalow located in this sought after Staffordshire village, in need of modernisation and offered with no upward chain.

£270,000



John German

Located in established residential area of the village that is just a few minutes from the village shop, primary school, two village pubs and doctors' surgery, this is an opportunity to buy an affordably priced three bedroom detached bungalow and modernise to your own taste and specification.

The property is gas centrally heated and uPVC double glazed and offers a side main entrance door that leads into a good sized reception hall which provides a centre point of access to all rooms and also gives access to a cupboard that houses the gas central heating boiler.

With regard to reception accommodation, the bungalow has a spacious L shaped lounge/dining room that has windows to the rear and side.

The rear facing kitchen leads off the dining area and has a basic range of original storage cupboards and work surfaces, together with space for an electric cooker, washing machine, fridge and freezer.

There are three bedrooms in the bungalow, two double sized front facing bedrooms and a third single sized room that faces to the side.

The original bathroom has been redesigned as a wet room and has showering area, wash hand basin, low level WC and tiled walls.

Outside, extended garage and workshop area with timber entrance doors, additional side door and window, electric, light and power points. Driveway parking.

Both front and rear gardens have been gravelled and paved for easy maintenance and the rear garden is privately screened.

**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:** Drive & 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/>

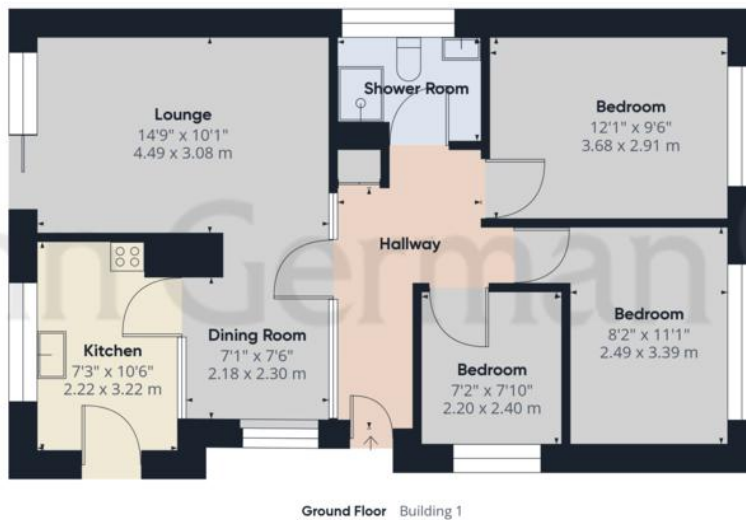
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/07102024

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Approximate total area<sup>m</sup>  
956.91 ft<sup>2</sup>  
88.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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