

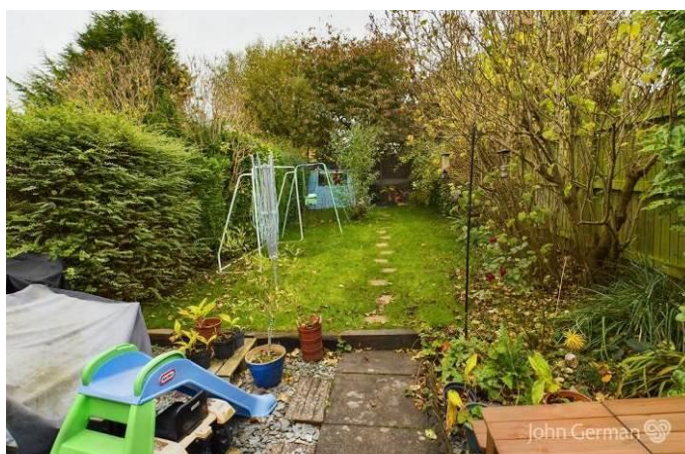
# Sefton Close

Stapenhill, Burton-on-Trent, DE15 9BU



Offering a fantastic first home in a popular residential location is this two bedroom well presented home with off road parking and a long established rear garden.

£175,000



John German

Situated on the popular Brizincote Valley in Stapenhill is this lovely two bedroom mid terrace townhouse offering a fantastic first home, buy to let investment or downsize.

It is well presented throughout with the benefit of off road parking together with a lawned front garden and pathway to the side entrance door that opens into the hall having a useful fitted storage cupboard. A door opens into the good sized lounge/diner with dual aspect windows overlooking the front and rear. A staircase rises to the first floor and a door into the fitted kitchen that has a range of base and eye level units complemented by contrasting worktops over, an integrated oven, hob and extractor hood plus space for further appliances. There is a rear facing window and door opening to the rear terrace, ideal for outdoor dining having steps up to a rising lawn surrounded by well established borders.

The first floor landing has doors to two bedrooms and the bathroom. The master bedroom is a double sized room with space for both bed and wardrobes while bedroom two is a good sized single. The bathroom has a suite comprising panel bath with shower and screen over, pedestal wash hand basin, WC and useful built in storage cupboards.

**Note:** Access to the rear is via a shared gated entry.

**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:** Mains gas

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

**Broadband type:** ADSL copper wire

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25102024

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Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
555.86 ft<sup>2</sup>  
51.64 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









### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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