

# Scalpccliffe Road

Burton-on-Trent, DE15 9AA

John German 





# Scalpcliffe Road

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£275,000

Situated on a popular residential road in the centre of Burton is this wonderfully appointed and spacious detached bungalow. Offered for sale with no onward chain, this is a brilliant opportunity for those looking to downsize into a beautifully presented home.

Scalplcliffe Road is located just off the Stapenhill Road in Burton and enjoys an enviable located position. The position of this bungalow on Scalplcliffe Road is ideal, being just a few minutes' drive away from the Burton town centre, the location boasts an array of local amenities in close proximity such as Tesco's, Sainsburys and many more. The home is ideal for those looking to commute, being within easy reach of major road networks, making it easy to travel to neighbouring towns and cities.

The property boasts a well-maintained front garden, with a mature planted borders, providing shade and privacy. A brick-paved driveway offers ample off-street parking for multiple vehicles, leading to a carport.

As you enter the property, the hallway leads to all of the living spaces in the property. To the right hand side of the hallway, you will find both of the bedrooms. Both bedrooms can comfortably accommodate a double bed with ample bedroom furniture. The seller currently uses one of the bedrooms as a separate living room. The two bedrooms share a family bathroom. The bathroom is a generous sized and features a bath with shower over and shower screen, wash hand basin and w/c.

The main living room at Scalplcliffe Road is a light and bright space, making it a fantastic space to relax. The living room is a great size and having sliding doors that lead to the rear garden. The kitchen in this property is a good enough size to easily fit a small four seater dining table in. The kitchen enjoys matching wall and base units with worktops over, eye level electric oven, induction hob with cooker hood above, plumbing for both washing machine and dishwasher, stainless steel sink and drainer. To finish, adjacent to the kitchen is a conveniently located w/c.

The rear garden at this property is made for low maintenance. The garden offers a private and secluded space for relaxing and entertaining. A shed provides ample storage, while mature shrubs and a variety of plants add colour and interest throughout the year. The gravelled area is ideal for outdoor seating.

**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 & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and type:** Cable – 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)

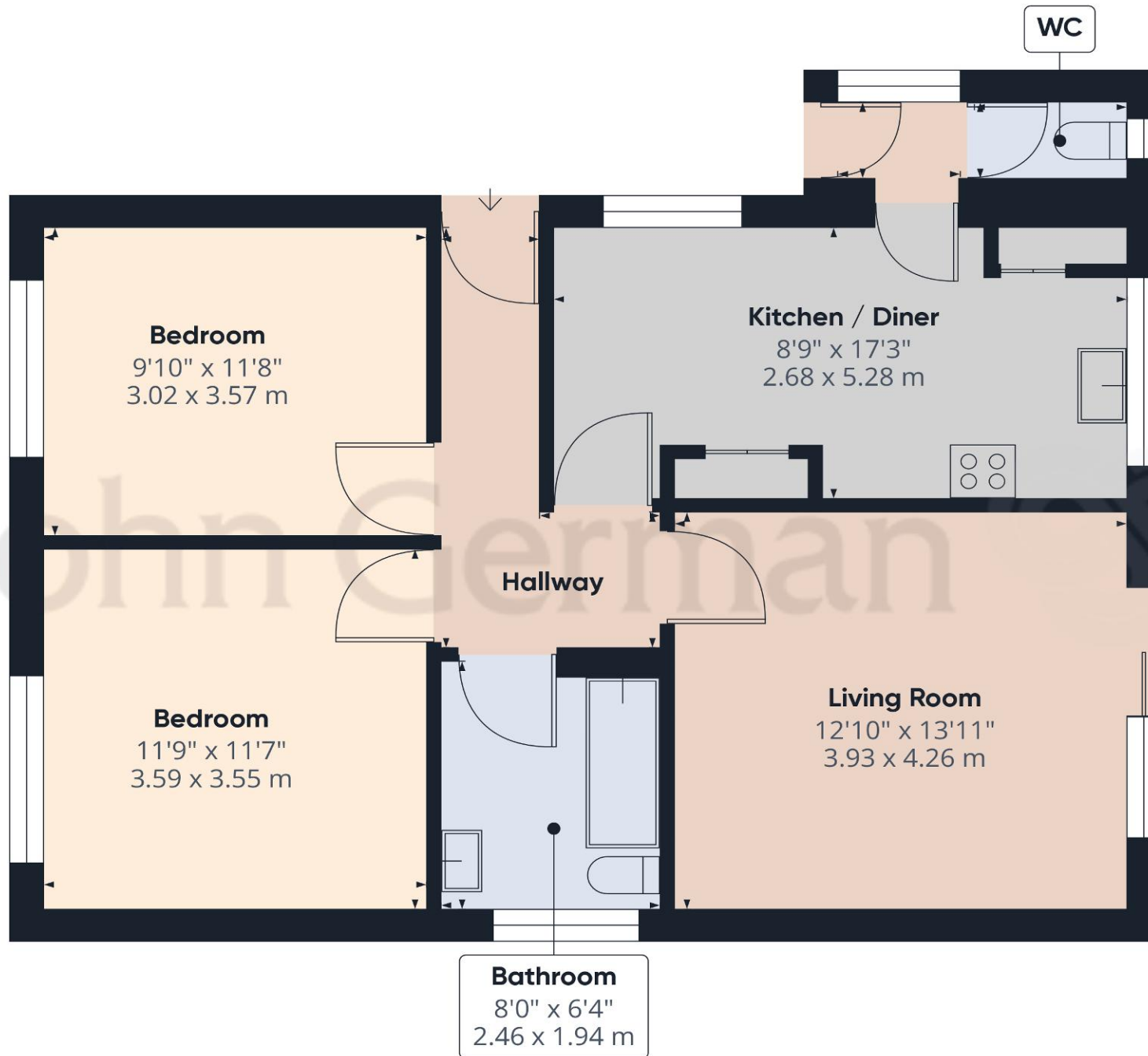
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/25112024

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Approximate total area<sup>(1)</sup>

719.46 ft<sup>2</sup>

66.84 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.

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

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



