

Clay Street

Burton-on-Trent, DE15 9BG

John
German





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£285,000

A lovely bungalow set in an established residential location on a fantastic garden plot enjoying a southerly aspect to rear with highlights including lounge, conservatory, breakfast kitchen, three bedrooms, shower room, gated drive and garage.



Situated in a popular and established residential location is this lovely detached bungalow standing on a fabulous garden plot enjoying a southerly rear aspect. It is conveniently placed for a range of amenities including shops, doctors, pharmacy, riverside walks in Stapenhill Gardens and being just a short drive away from Burton's town centre.

A front entrance door opens into the hall having doors leading off. The lounge is located at the rear of the home with a focal point fireplace and French doors opening into a lovely conservatory, a perfect place to relax and enjoy views over the rear garden.

The kitchen is equipped with a range of base and eye level units with work surfaces over, a range style cooker plus space for further appliances. A window and door overlook and give access to the rear garden.

The property has three bedrooms, two facing the front and one to the side which could be utilised as an additional sitting room, dining room or study if required. These are served by the shower room that has a shower cubicle, fitted vanity unit with inset wash hand basin and concealed cistern WC plus a window to the side.

The rear garden is a highlight of the home due to its southerly aspect, having a paved terrace ideal for outdoor dining with a generous lawn beyond surrounded by established display borders. Side access leads to the front where there is an expansive driveway providing off road parking and a single detached garage.

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: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

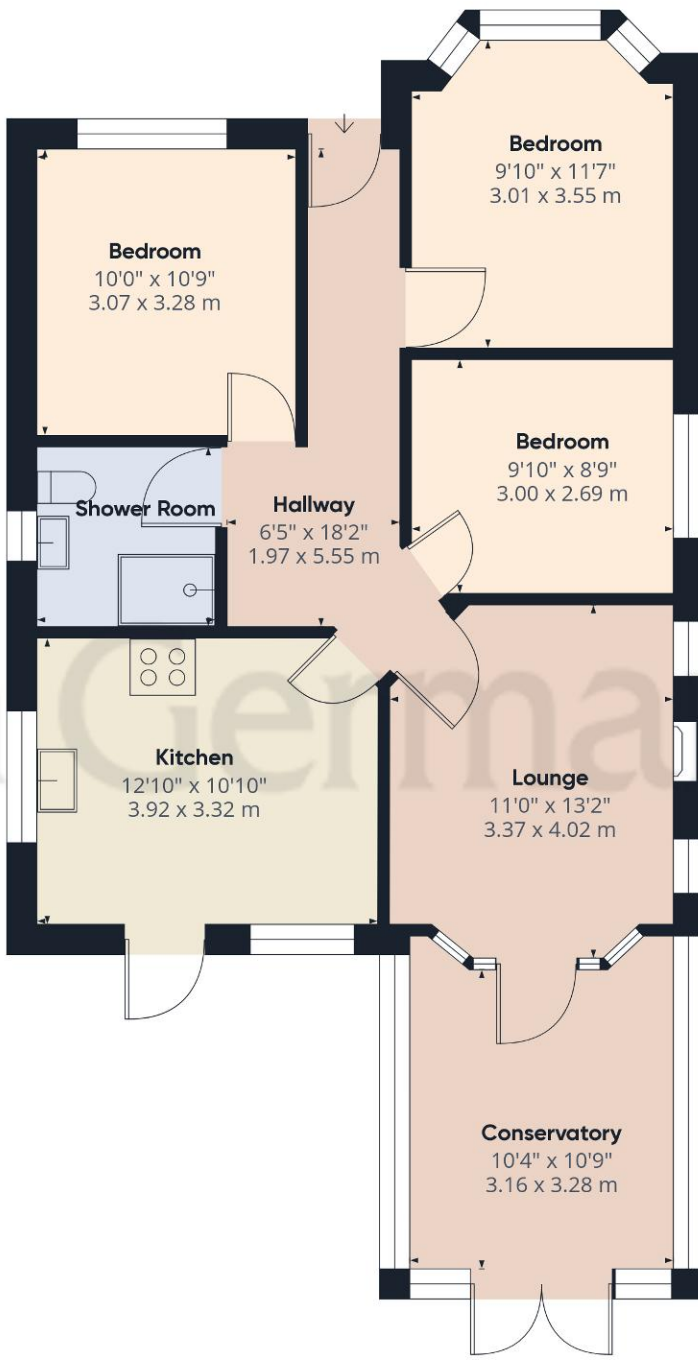
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27112024

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Approximate total area⁽¹⁾
850.46 ft²
79.01 m²

(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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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