

Holly Green

Burton-on-Trent, DE15 9GA



A superbly presented larger style retirement bungalow on a popular development, handy for local amenities. Highlights include a light and spacious lounge, smart refitted kitchen, master bedroom with fitted wardrobes, second bedroom, bathroom, communal gardens setting and a superb position on the development. No upward chain.

£160,000

John German 

This lovely larger style bungalow is situated on the popular retirement Holly Green complex and offers a fantastic edge of development position close to a Co-op store, doctors, pharmacy and dentist together with being well placed for riverside walks at Stapenhill Gardens and close to a bus service to Burton-on-Trent town centre.

The property is beautifully presented throughout and ready to move into. The front entrance door opens into a welcoming hallway with practical floor and doors leading off.

The lounge/diner is a spacious room having a dual aspect with window to side and patio doors opening out to a paved terrace with views over communal gardens.

A door leads through into a smart refitted kitchen equipped with a range of gloss base and eye level units and complimentary work surfaces over, space for appliances, useful built in storage cupboard and windows to side and rear.

Off the hallway, there are two bedrooms. The master is a particularly generous double with fitted wardrobes providing useful storage and window framing views to rear.

Bedroom two is a comfortable single, currently used as a sitting room/study with window to front.

The bathroom is well appointed having a panelled bath, fitted vanity units with wash basin, WC and window to side.

Situated in maintained communal gardens with residents parking available on a first come, first serve basis.

Tenure: Leasehold – details TBC. Current service charge £214.73.

(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: Residents carpark

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(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/>

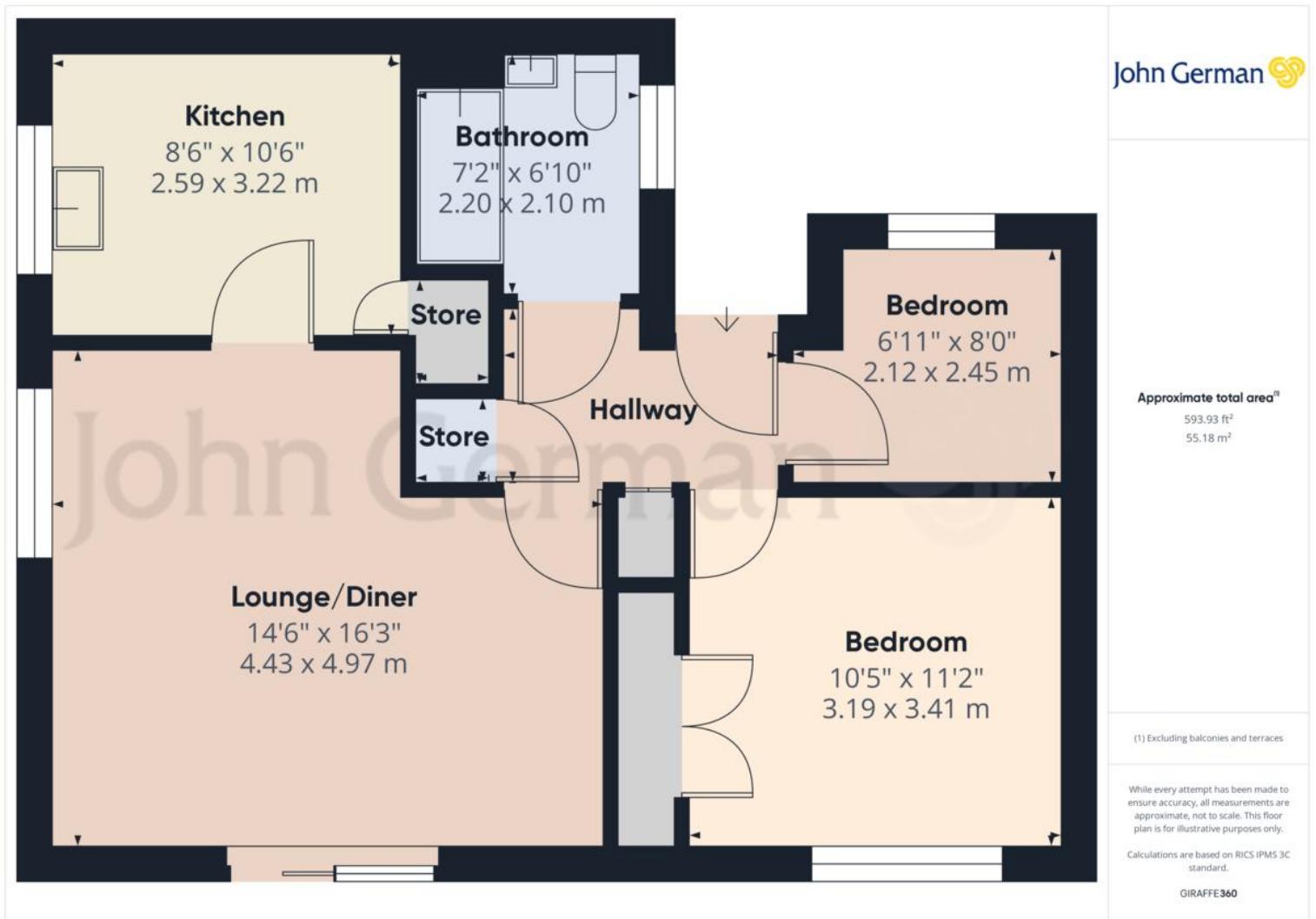
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/26112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

01283 512244
burton@johngerman.co.uk

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