

# Burton Road

Branston, Burton-on-Trent, DE14 3DS

John German









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£277,000

A lovely 1930's semi detached home in a fantastic non estate location handy for schools of all ages, shops, golf club and the A38. Set behind a large drive and front garden together with established rear garden, two reception rooms, fitted kitchen, three bedrooms and a well appointed family bathroom.

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Situated in a lovely non estate location that is handy for schools for all ages, nearby amenities and excellent transport links via the A38 and A50 plus being within easy reach of Branston Golf Club and spa.

The property has a gas central heating combination boiler (A rated) and there are radiators in every room.

Set well back from the road beyond an expansive driveway providing parking for multiple cars and established front garden. Double doors open into a porch that in turn leads into a spacious reception hall with stained glass windows either side of the front door, a staircase to the first floor with a large under stairs storage cupboard.

There are two reception rooms, the first of which is a light and spacious dining room with a deep bay window framing views to the front. This room could also be used as an additional sitting room or family room if required. Next is the lounge which occupies a lovely rear position with a focal point fire surround and patio doors providing a pleasant outlook over the rear garden.

The well appointed kitchen is equipped with a range of base and eye level units with work surfaces over and integrated appliances including an eye level double oven, four ring gas hob, extractor hood and dishwasher along with space for a fridge freezer and plumbing for a washing machine. There are dual aspect windows to the side and rear plus a door to the side. It also houses the gas combi boiler and access to a useful under stairs larder/storage area.

On the first floor are three bedrooms, two of which are spacious double sized rooms and one is a single sized room. All share a well appointed family bathroom with panel bath, separate shower cubicle, pedestal wash hand basin, WC and window to rear.

The rear garden is a good size and ideal for a family with shaped lawns, established borders and a greenhouse together with the benefit of a garage to the side with timber opening front and rear doors along with a useful brick outhouse providing excellent garden storage.

**Note:** We understand the property is under two Titles on land registry - a small strip of land at the top of the rear garden is on a separate Title.

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

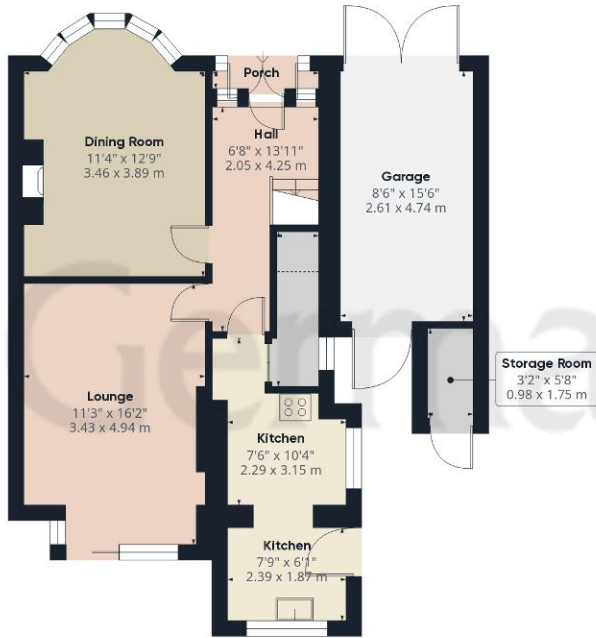
**Our Ref:** JGA/10012025

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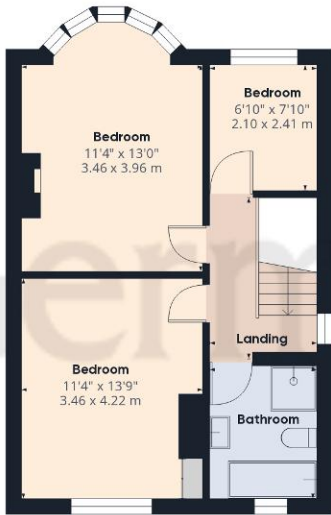








Ground Floor



Floor 1

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

1189.84 ft<sup>2</sup>

110.54 m<sup>2</sup>

**Reduced headroom**

6.79 ft<sup>2</sup>

0.63 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 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



