

Pembroke Way
Burton-on-Trent, DE14 1PY



A brilliant opportunity for first-time buyers on Pembroke Way. This modern two-bedroom home in Burton is perfect for those stepping onto the property ladder. With two spacious bedrooms and off-road parking, it's move-in ready for its next owners to enjoy.

Offers in excess of £189,500



John German 

This modern home on Pembroke Way is ideal for first-time buyers looking to step onto the property ladder. Conveniently located, it offers easy access to local amenities, schools, and is just a short drive from Burton town centre.

The home has a charming garden space to the front, with allocated parking to the front for two separate cars. The home opens up into the hallway, which is used for coat storage, with stairs leading to the first floor and opening up to the living room. The living room is a good size with a window to front, which floods the room with natural light. To the rear you will find the open plan kitchen/diner. The modern fitted kitchen features matching wall and base units with worktops above, low level electric oven, gas hob with cooker hood above, stainless steel sink and drainer, integrated fridge freezer, plumbing for washing machine and patio doors leading to the rear garden. The kitchen also has access to the downstairs w/c.

To the first floor, this home boasts two generous sized bedrooms, both of which can fit a double bed and ample bedroom furniture. Both bedrooms share a family bathroom which includes a bath with shower over, w/c and wash hand basin.

To the rear, the sellers have landscaped the garden to create a low maintenance space. Laid to patio and stone with a central decked area, perfect for outdoor furniture. The garden is privately enclosed by wooden fencing to the perimeter with side access leading to the front.

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: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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.eaststaffsb.gov.uk

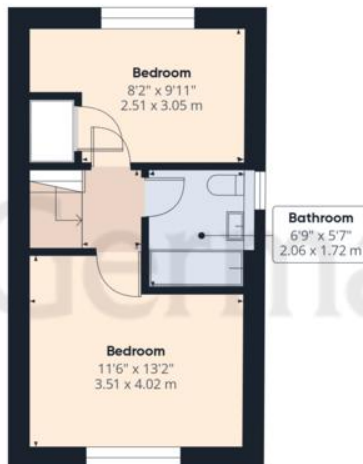
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30012025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
612.15 ft²
56.87 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-90	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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