

Bramling Cross Road

Burton-on-Trent, DE14 1DH



Offering the PERFECT FIRST HOME or INVESTMENT OPPORTUNITY in a popular residential location is this townhouse with parking to front, fitted kitchen, downstairs WC, spacious lounge/diner opening to the garden, two bedrooms, bathroom and sold with the advantage of NO UPWARD CHAIN.

£159,950

John German 

This popular residential location is handy for local amenities, shops, schools and the A38 whilst only being a short drive to Burton's town centre. Offering a fantastic first home or buy to let, neatly presented throughout and offered with no upward chain.

Accommodation - The entrance door opens into a welcoming hall giving access to the fitted kitchen having a range of base and eye level units with worksurfaces over having an inset sinkset below a front facing window, an integrated oven, hob and extractor fan along with space for further appliances.

Next is a guest's cloakroom having a WC and wash hand basin.

Across the rear is the spacious lounge/dining room with French doors opening to the rear garden.

On the first floor landing is a storage cupboard and access to two bedrooms, the front facing master is a particularly spacious room with a double wardrobe and bedroom two has a single wardrobe and overlooks the rear garden. Completing the first floor is the bathroom having a suite comprising bath with shower over, pedestal wash basin and WC.

The rear garden offers excellent outdoor space and ideal for those looking for low maintenance. A shared path leads around and gives access into the rear garden. To the front is a driveway providing off road parking.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire
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

Our Ref: JGA/17072025/07102025

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Ground Floor



Floor 1

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Approximate total area[®]
532 ft²
49.4 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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TRADING STANDARDS UK

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Agents' Notes

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