

Grange Close

Burton-on-Trent, DE14 2JG



Offering a fantastic first time buy, family home or downsize is this spacious mid terrace with off road parking to the front plus an open plan style layout including a living room and dining kitchen, 3 good sized bedrooms, bathroom & ground floor shower room plus utility area.

NO UPWARD CHAIN

£180,000



John German

Situated in a popular and convenient residential location that is handy for the town centre and road networks is this mid terrace home offering a fantastic first time buy, family home or downsizer.

The ground floor begins with a welcoming entrance hallway with stairs to the first floor having a useful understairs alcove offering ideal storage. On your right a door opens into a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor plus space for further appliances and plenty of room for a dining table. A window and French doors open to the rear garden.

The lounge is a light room with picture window framing views to front and a door returning to the hall.

There is also a handy utility area with space for a stacked washing machine and tumble dryer plus a ground floor shower room having a three piece suite.

The first floor landing has a storage cupboard and doors to three good sized bedrooms and a bathroom fitted with a bath, wash basin and WC.

The rear garden is mainly laid to lawn with a brick outhouse providing excellent storage. A shared entry gives access to a rear gate opening into the garden. To the front a driveway provides off road parking.

This fantastic home is available with the advantage of no upward chain.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

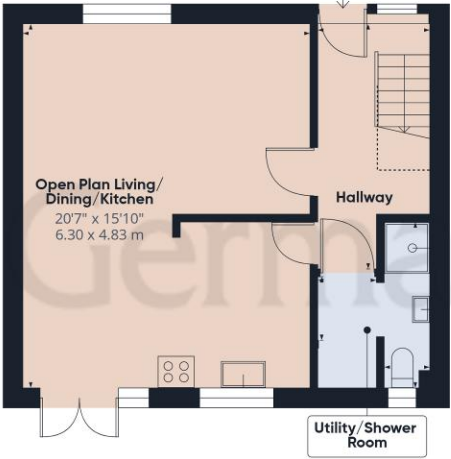
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

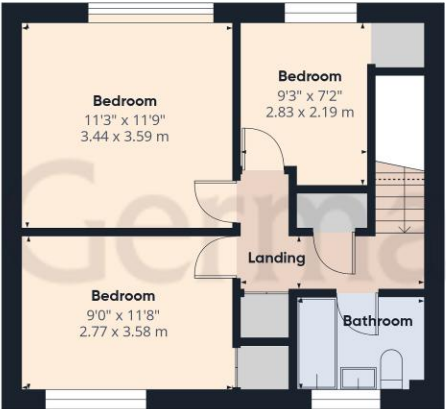
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type:
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24072025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
874 ft²
80.9 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		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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