



John German



This beautifully presented three-bedroom semi-detached home has been recently refurbished throughout to an excellent standard, making it an ideal purchase for families, first-time buyers or investors alike. Offered with vacant possession and no upward chain, the property is truly ready to move straight into.

Asking Price Of £195,000

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Upon entering the property via the welcoming entrance hallway, you are led into the spacious living room, a fantastic family space featuring a charming feature fireplace which creates a warm and inviting focal point. Also located on the ground floor is a useful under-stairs storage area, ideal for coats, shoes and everyday household items.

The heart of the home is the brand-new fitted kitchen, thoughtfully designed with a range of modern wall and base units, a new oven, new extractor fan, stylish splashback tiling and tiled flooring. There is space for a fridge freezer, and a new boiler has been installed. The kitchen also benefits from a generous footprint, allowing ample room to create a dining area or breakfast bar if desired.

Completing the ground floor accommodation is the contemporary bathroom, finished to a high standard and fully tiled throughout, comprising a bath with shower over, WC, hand wash basin and a heated towel radiator.

To the first floor are three well-proportioned bedrooms. The smallest bedroom would make an excellent single bedroom, home office, study or hobby room, while the second bedroom is a generous double. The main bedroom is particularly impressive in size and offers the potential to create an en-suite bathroom, subject to the necessary planning permissions.

Externally, the property continues to impress. To the rear is a lengthy garden, mainly laid to lawn, providing a fantastic space for outdoor entertaining, children or pets. To the front of the property is a driveway providing off-road parking for approximately two vehicles. The home further benefits from new external rendering, enhancing its kerb appeal.

Situated on Devon Close in Burton-on-Trent, the property enjoys a convenient and popular residential location. The area offers easy access to a range of local amenities, including shops, supermarkets, schools and healthcare facilities. Burton town centre is within easy reach, providing a wider selection of retail, dining and leisure options. The property also benefits from excellent transport links, with good road connections to the A38, A50 and surrounding areas, as well as Burton-on-Trent railway station offering links to Derby, Birmingham and beyond.

**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:** 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

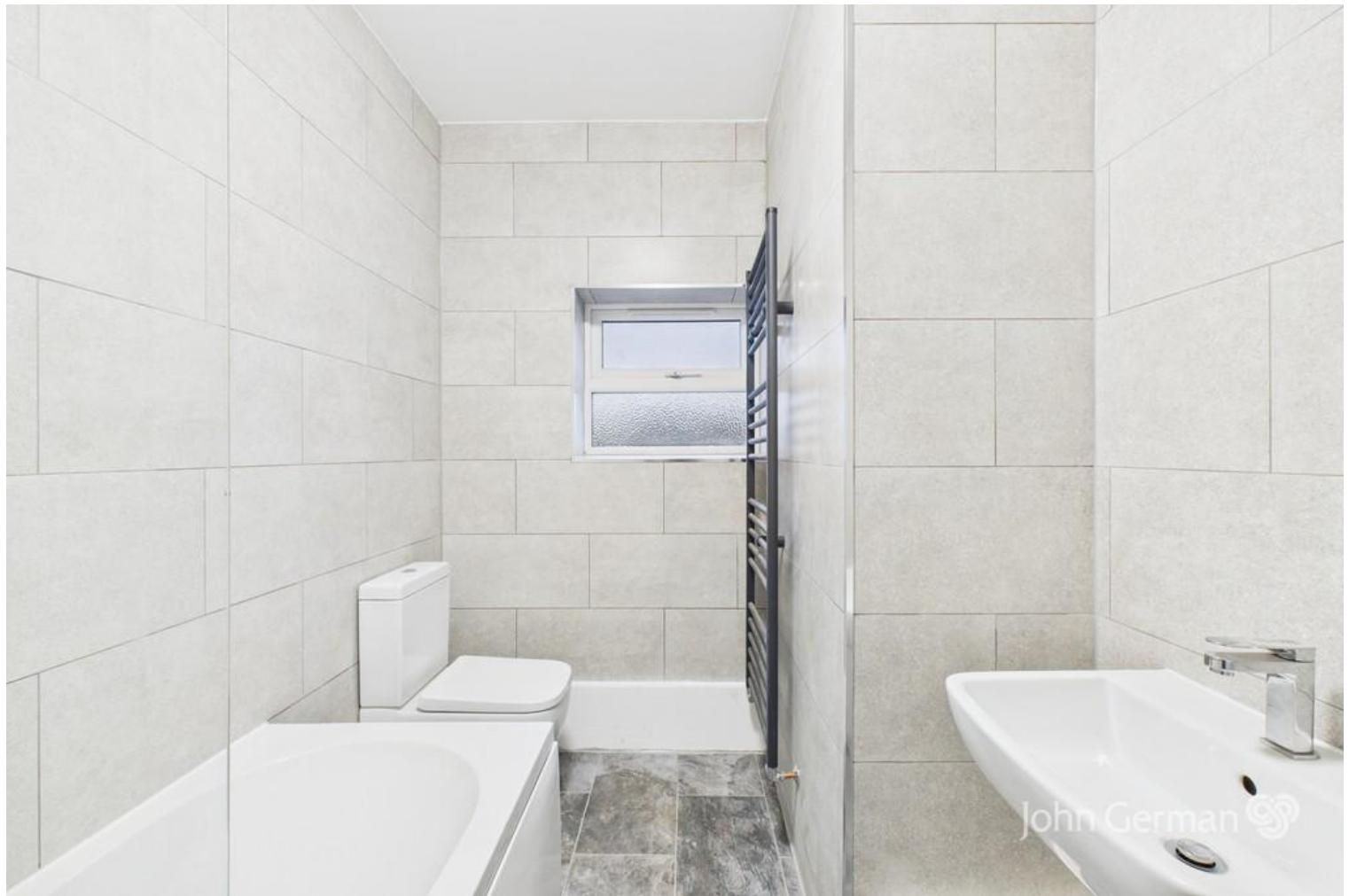
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

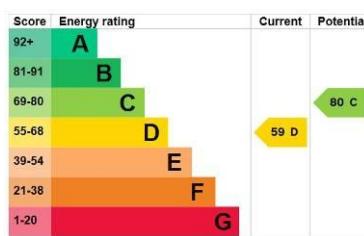
**Our Ref:** JGA/23122025

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#### Agents' Notes

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#### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.