



This semi detached bungalow is ideal for a retired buyer or downsizer, set in an established location with a drive, garden, two bedrooms, bathroom, living/dining room, kitchen and conservatory.

**£190,000**



**John German**

Set behind a front garden with drive to side is this semi detached bungalow on the fringes of Burton-on-Trent.

There are two bedrooms: a generously sized double master bedroom and a well-proportioned second bedroom, both enjoying front-facing views. The bathroom is fitted with a three piece suite.

The lounge/diner offers an ideal space to relax with patio doors opening into the conservatory.

The kitchen is fitted base with base and eye level units, an integrated oven and hob, with a window and door to the rear garden.

Side gates open through to the rear garden featuring decking and a paved terrace, together with an ornamental pond.

There is a detached single garage, though this is in need of repair/replacement.

**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:** 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/>

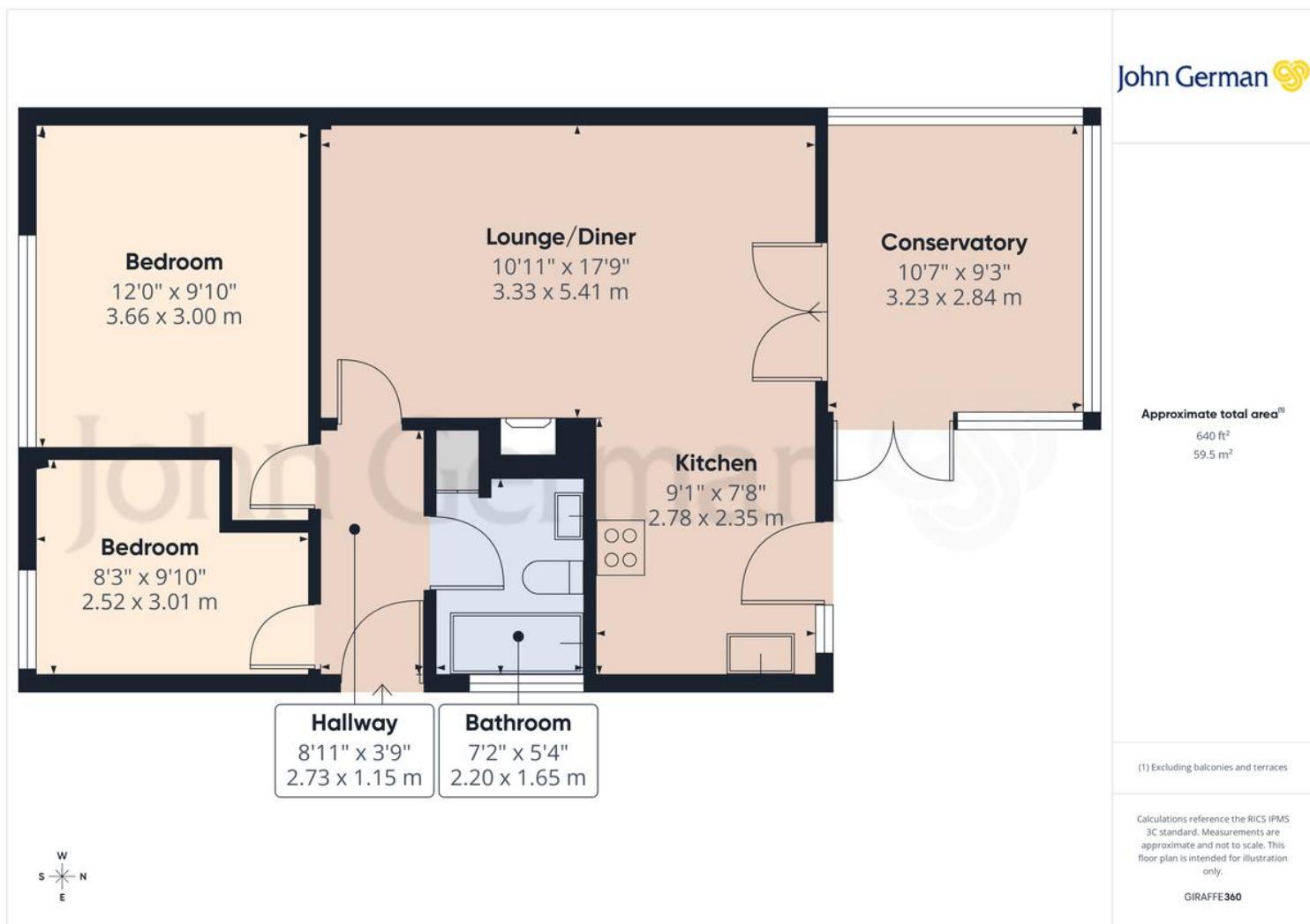
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA/16012026

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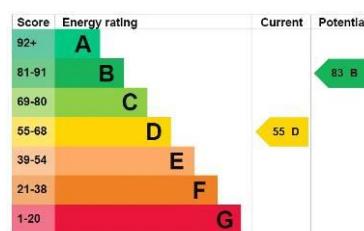
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#### Agents' Notes

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#### Referral Fees

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