

# Abbot Road

Burton-on-Trent, DE13 9FY

John   
German





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£250,000

A photograph of a modern living room. The room features a grey leather sofa with blue and pink cushions, a window with white blinds, and a wall with a textured, light-colored pattern. A ceiling fan is visible above the sofa. The floor is made of light-colored wood. A large mirror is mounted on the wall to the left, reflecting part of the room. A small table with a framed picture and a vase is in the foreground.

This lovely semi detached occupies a choice plot with a open aspect and views to front with a well designed layout featuring a hall, spacious living room, impressive kitchen/diner, guest WC, master bedroom with ensuite, two further bedrooms, bathroom, drive and garden.

Set on a popular development built by Taylor Wimpey Homes is this superb semi detached with a lovely open outlook to front. Well placed for John Taylor Free School together with canal side walks and a pub close by, making an ideal first home or downsize.

There is a drive to the side and a front garden with a paved path to the front door which opens into the hall where stairs rise to the first floor. A door opens into a light and spacious living room, having a window framing views to front, making this a lovely room to relax and unwind in. Off the living room, there is an inner hall with an under stairs storage cupboard and a door to the guest WC. An opening leads into the highlight of the house which is an impressive open plan kitchen/diner with French doors seamlessly connecting the inside and out. The kitchen is well appointed with fitted units, an integrated oven and hob, space for a dining table and a window framing garden views.

The first floor features three bedrooms and the family bathroom. The lovely master has open views to front and benefits from fitted wardrobes and an ensuite shower room. Bedrooms two and three both have garden views.

The garden to the rear features a paved terrace, lawn with borders and further patio at the top of the garden. There is gated side access.

**Agents note:** We understand there is an estate management fee of currently £245 payable to The Land Trust.

**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 C

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

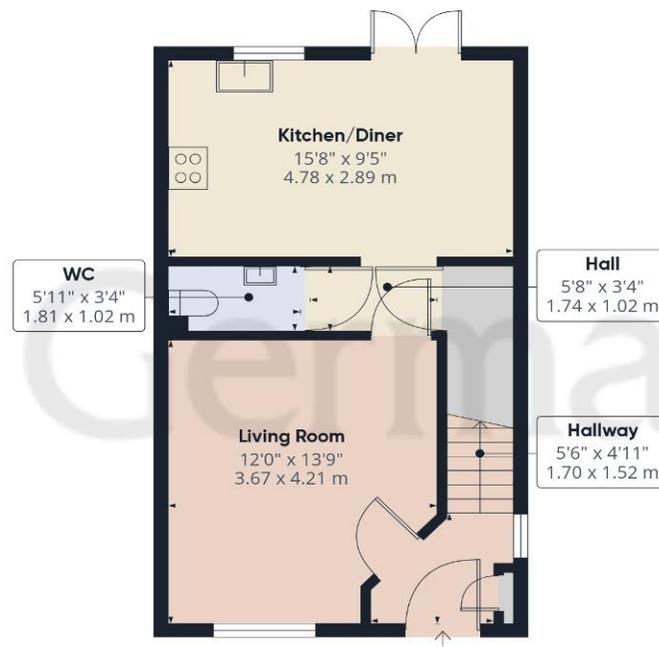
**Our Ref:** JGA/10032026

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

783 ft<sup>2</sup>

72.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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