

Anglesey Road
Burton-on-Trent, DE14 3NF

John German



Anglesey Road

Burton-on-Trent, DE14 3NF

Guide Price £120,000

Offered to the market with no upward chain and with plenty of potential, this spacious and traditional terraced property features two reception rooms, three well-proportioned bedrooms and a large rear garden.

With front entrance door leading into the lounge, there is a double-glazed window to the front aspect and meter cupboard to the side of the chimney breast. A doorway leads through to the dining room. In between the two reception rooms, there is access to the useful understairs storage cupboard.

Continuing through, the dining room/second reception room is again a generous size, with window to the rear aspect, door through to the kitchen and access to the stairs rising to the first floor.

The kitchen has an external door providing access out to the rear, and is appointed with a stainless steel sink and drainer unit, a pair of wall mounted units as well as base level units beneath the sink.

Access is given through to the family bathroom, which is well presented with a white suite comprised of panelled bath, low level WC and pedestal hand wash basin, with window to the side aspect.

Upstairs, the property has three well-proportioned bedrooms, with both the main bedroom to the front and the second bedroom being generous doubles. Both have double glazed window to the front and rear aspect respectively.

Steps lead down to the third bedroom which is to the rear of the property, which is again a good size, with window providing views in to the rear garden.

Outside, the property enjoys a generous rear garden, currently suiting those who prefer low maintenance, with it being predominantly laid to patio.

A fence separates off an area at the end of the garden, ideal for location a greenhouse or garden shed.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

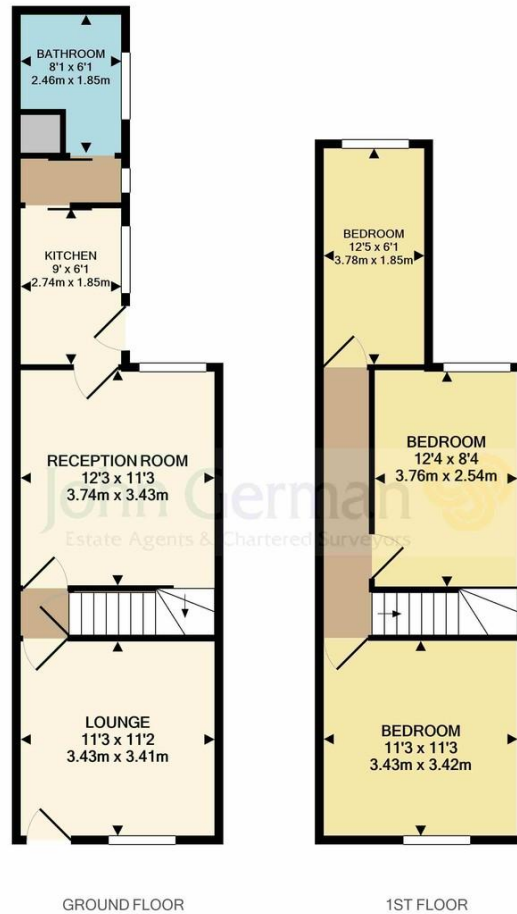
Useful Websites: www.environment-agency.co.uk www.eaststaffs.gov.uk

Our Ref: JGA/14092020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Agents' Notes

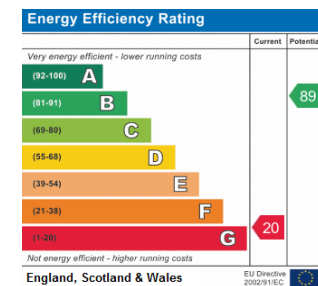
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3 QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

