

# Oak Road

Barton-under-Needwood, Burton-on-Trent, DE13 8LR



A link detached home in a popular village location offering scope for further improvement and possible extension.

£230,000

John German

### Accommodation

The property is accessed via a side entrance door leading into the hall with useful under stairs cupboard. To the rear is a kitchen equipped with a range of base and wall units with roll edge work surfaces, tiled splash backs, inset electric hob, extractor hood and matching oven plus an inset stainless steel sink with mixer tap, appliance spaces with plumbing for dishwasher and window to rear. Adjacent is a separate dining room with French doors to the garden, offering potential to knock through into the kitchen, together with stairs off and a door leading to the lounge which runs across the front of the property with feature fireplace housing a living flame gas fire and large picture window to the front.

To the first floor a landing has a window to the side and airing cupboard housing the gas fired central heating boiler. There are two double bedrooms both have fitted wardrobes and storage together with a useful bedroom three or study, all served by a modern bathroom with a white and chrome suite comprising P-shaped bath with electric shower and glazed screen over, WC and pedestal wash hand basin.

### Outside

To the front of the property is a wide parking area capable of accommodating up to three cars together with access to a side carport with useful utility/store room beyond having a door through to the garden.

The property has an additional side access which leads to an enclosed rear garden with spacious patio area, shaped lawns with borders and useful garden shed. Outside light and garden tap.

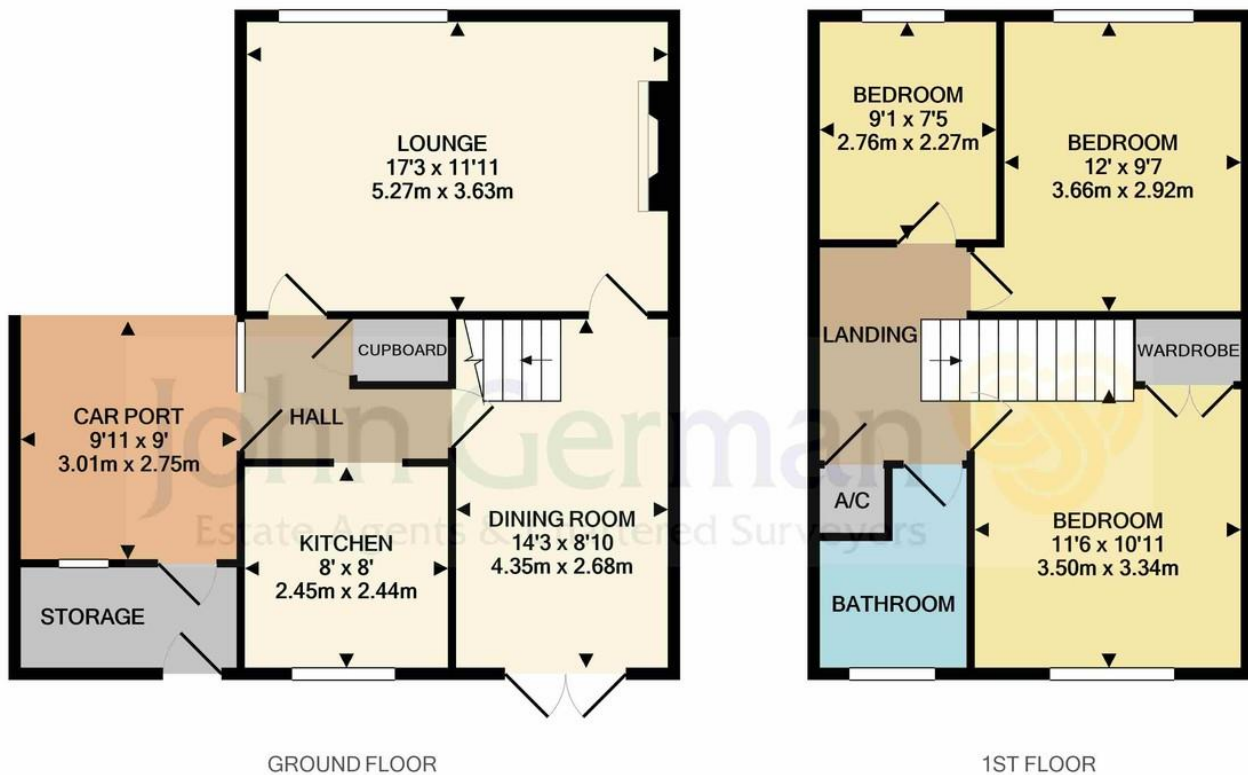
**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Ground rent £25 per annum. Lease commenced 1963. 42 years remaining. There is potential to purchase the freehold, please enquire with the agents.

**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. Broadband services are available.

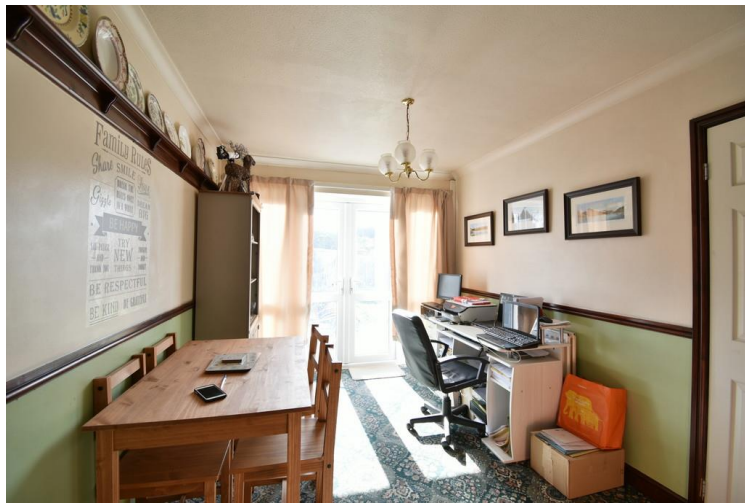
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/03112020

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



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  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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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.

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