

Longmead Road

Burton-on-Trent, Staffordshire, DE13 0TH



John German are delighted to offer to market this well presented three bedroom family home, benefiting from ample off road parking, a generous rear garden and open plan kitchen diner, also with the added benefit of having no upward chain.

Guide Price £145,000

John German 

With the front entrance door leading in to the enclosed porch, a further door opens through to the entrance hallway, with stairs rising to the first floor, a useful storage cupboard and doors leading to the ground floor accommodation.

To the front, the main reception room is of a generous size, having a double glazed window to the front aspect and a feature gas fireplace.

The dining kitchen is a fantastic room, having tiled flooring, base and wall mounted units, with work surfaces over and a tiled splashback. There is also a stainless steel sink and drainer unit, gas burner hobs and overhead extractor. Additionally, a large double glazed window gives views out to the rear garden with a double glazed patio door giving access out.

Upstairs, the landing gives access to the three bedrooms and family bathroom, with bedroom one being a very good sized double, with plentiful built-in storage, wood effect laminate flooring and a double glazed window. The second bedroom is again a double, also having wood effect laminate flooring and a double glazed window to the rear aspect. The third bedroom is a functional single, also offering potential for use as a home office/study if required.

Completing the upstairs accommodation is the family bathroom, having a white suite with part tiled walls, panelled bath with shower overhead, pedestal hand wash basin and low level dual flush WC.

Outside, the rear garden has a block paved patio to the immediate rear, with the remainder laid to lawn. There is also space for a shed, and gated access to the side.

The property also benefits from 9 solar panels fitted to the roof.

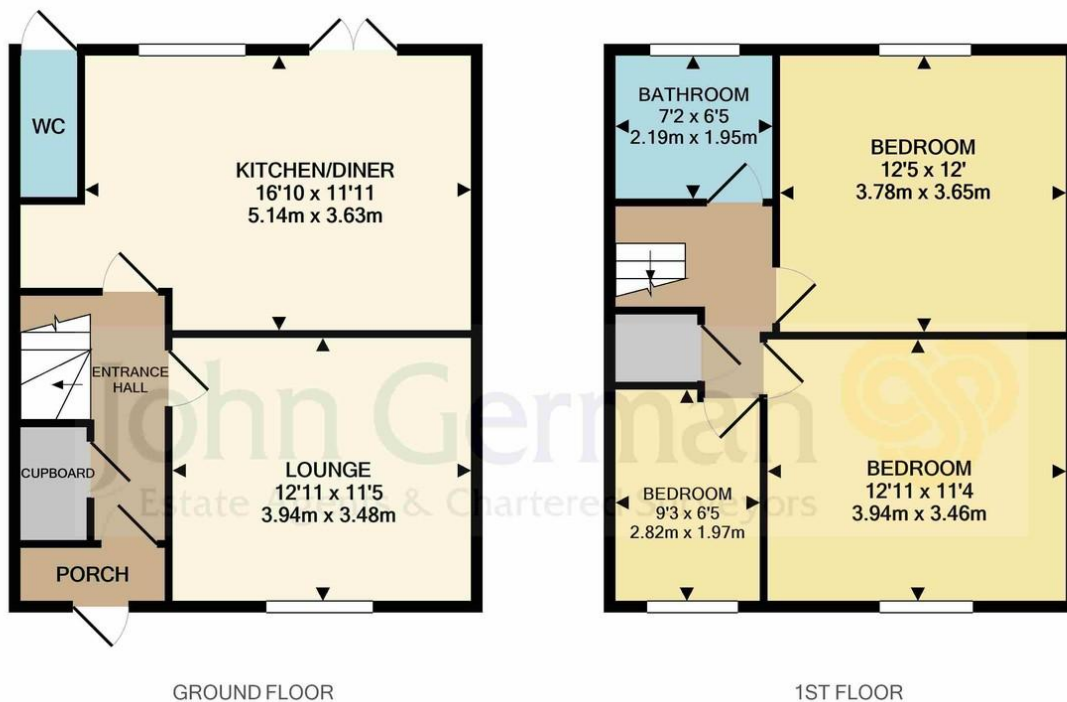
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/24112020

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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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