

Woods Lane

Burton-on-Trent, DE15 9DD



This superb Victorian home is brimming with charm and character including high ceilings and fireplaces offering two reception rooms, fitted kitchen with integrated appliances, two double bedrooms, a large bathroom and long rear garden.

£153,000

John German

John German are delighted to offer for sale this Victorian home set in a highly convenient location with a range of shops and amenities close by together with schools for all ages within easy reach. Burton's town centre is just a short drive away.

The property is beautifully presented throughout offering a fantastic first time buy or downsize.

Set behind a front garden where an entrance door opens into the charming lounge with varnished floorboards, picture rail, coving and ceiling rose, a good size bay window overlooking the front and an impressive fireplace with open fire and tiled hearth. A door leads to an inner lobby with useful storage.

The dining room has a Herringbone patterned tiled floor, a picture rail, window to the rear and a door opens to stairs rising to the first floor.

The fitted kitchen is equipped with a range of base and eye level units with work surfaces over and integrated appliances comprising; eye level double oven, five ring gas hob, extractor hood, fridge freezer together with spaces for a washing machine and dishwasher. A window overlooks the side and a door leads to the rear garden.

On the first floor the master bedroom has three sets of fitted wardrobes, a picture rail and window to the front. Bedroom two is also a generous double with a built-in wardrobe and overlooks the rear garden and beyond. Both are served by the generously sized bathroom that has a four-piece suite comprising double shower cubicle, bath, low level WC and pedestal wash hand basin. A storage cupboard houses the gas central heating boiler, recently upgraded by the current owner.

To the rear is a fantastic long garden with a paved terrace ideal for outdoor dining. There is also a brick outhouse and outside WC. Access via a secure, shared entry and private gate.

Viewing is highly recommended to appreciate the character, accommodation and location.

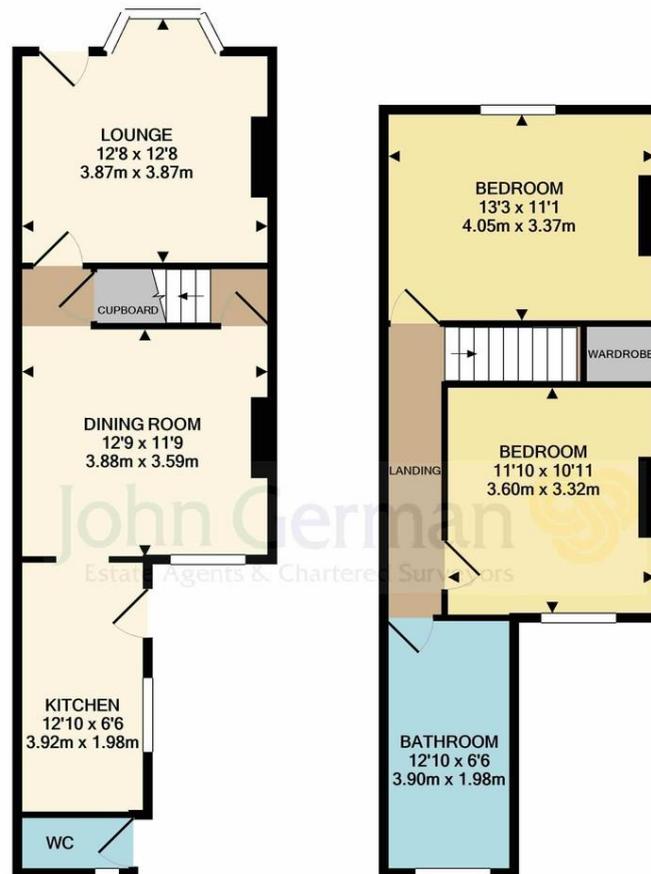
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.eaststaffsbc.gov.uk

Our Ref: JGA/14122020

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



GROUND FLOOR

1ST FLOOR

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		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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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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