

# Holly Green

Burton-on-Trent, Staffordshire, DE15 9GA

John German



# Holly Green

Burton-on-Trent, Staffordshire, DE15 9GA

Guide Price £120,000

**Offered to market with no upward chain, this superbly presented retirement bungalow is well located on the popular Holly Green development, with a range of nearby amenities and benefiting from maintained communal gardens.**

Conveniently located close to the site office, this retirement bungalow located on this popular development is just a short walk from local shops, post office, doctor's surgery and a bus route into Burton town centre.

## Accommodation

A front door leads to an entrance porch and a further door leads opens into the lounge, a spacious room having a double glazed window to the front, feature fireplace and surround. A door gives access to the kitchen having a range of base and eye level units with work surfaces over, a double glazed window to the front with a stainless steel sink and drainer unit below and a useful storage cupboard. The freestanding cooker/oven, washing machine and fridge freezer are all included in the sale.

The inner hallway has doors off to two bedrooms and a shower room, with bedroom one being a generous double with built-in storage and views over the communal garden to the rear via a double glazed window. The second bedroom is also a good size and gives access out to the rear via double glazed patio doors.

Completing the accommodation is the shower room, smartly appointed with an enclosed shower cubicle, low level WC, hand wash basin and wall/base units. There is also a useful airing cupboard with central heating radiator.

**Tenure:** Leasehold – approx. 104 years remaining. Current service charge is approximately £169 per month which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Further details available on request. Prospective purchasers will be required to meet the scheme operator, Longhurst Homes, to satisfy their eligibility. Qualifying age is over 60 for both males and females. The scheme is designed for independent retirement living and no care or assistance is provided by Longhurst Homes and includes a 24-hour contact call facility plus an on-site warden. (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.

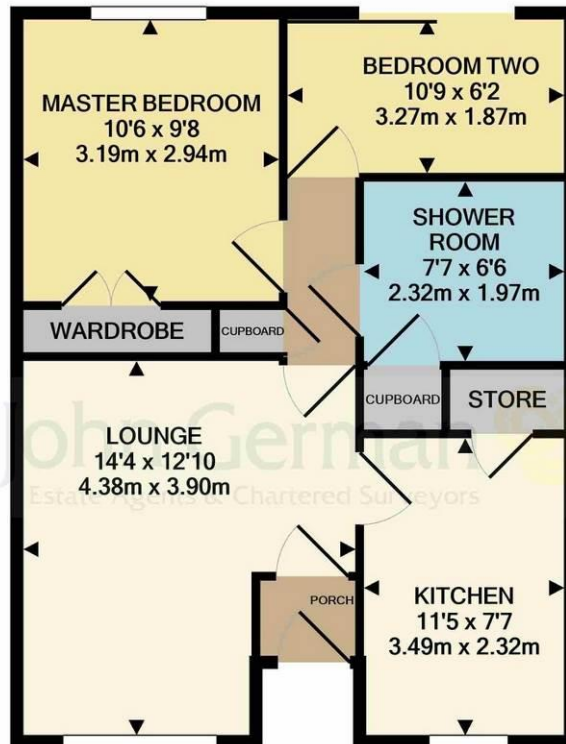
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/01022021

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







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 ©2021

## 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		
81-91	B		91   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## John German

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

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

