

Waterside

Burton-on-Trent, DE15 9HE



This well presented two bedroom detached bungalow is now ready for its new owners to call it home. The property is jam packed full of features including a garage, additional off road parking and a low maintenance garden.

No upward chain.

£210,000

John German 

The property is located behind the garage and driveway and down some steps.

As you enter the front door you come into the kitchen which has great storage options including both overhead and undercounter cupboards, double oven and lots of work top space.

Through the kitchen you enter the open plan living/dining room. This lovely bright space features laminate timber flooring, neutral décor, a feature fireplace and access to the rear garden.

The rear garden is extremely low maintenance, featuring a paved patio area and then steps down to a paved garden with garden beds.

The two bedrooms are both generous in size and feature built in storage, carpets and neutral décor.

The bathroom has been recently revamped and features a large shower, wash hand basin with storage and WC.

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

Property construction: Brick. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11012024

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Approximate total area[®]

920.89 ft²
85.55 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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