

# Marlborough Crescent

Burton-on-Trent, DE15 9DF



This well presented two bedroom semi detached bungalow is jam packed full of features including a large detached garage, low maintenance gardens and conservatory. The property is ideally located close to local amenities and public transport routes. No upward chain.

£210,000



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The property has a large through driveway to a standalone garage with double doors. The driveway has plenty of off road parking for multiple cars. The front door is on the side of the house. Through the front door you enter into the main hallway.

The secondary bedroom is on the right hand side, this features large built in wardrobes, neutral décor and carpets.

The lounge is located at the front of the house, this spacious room benefits from a large bay window, carpets, neutral décor and a feature fireplace.

The bathroom is in the middle of the home, it consists of a sink, wc and bath with overhead shower.

The main bedroom is located at the rear of the home and looks out onto the conservatory and gardens. This generous room features a built in wardrobe, neutral décor and carpets.

The kitchen is at the rear of the home, it features both overhead and under counter cupboards, gas cooktop and electric oven. There is also access to the rear garden.

The conservatory runs the width of the home and is accessed from the rear garden.

The rear gardens consist of a large, detached garage, perfect for a workshop or classic car. The gardens are low maintenance with a lawn area.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 B

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

**Our Ref:** JGA18032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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