

# Spring Terrace Road

Burton-on-Trent, DE15 9DU

John   
German






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£180,000



**A superb traditional mid terrace featuring a stunning modernised interior that is ready to move into with highlights including lounge/dining area, smart refitted kitchen, ground floor WC/utility, three bedrooms and a superb family bathroom plus a long garden with a summerhouse.**

Situated in a popular part of Stapenhill that is handy for a wide range of amenities including a Co-Op store, post office, doctors, Elms pub and also riverside walks. It is also within easy reach of Burton's town centre.

The house offers a fantastic first time buy with a lovely modernised interior that is ready to move into within a lovely established location.

Set behind a small front garden with a canopy porch and entrance door opening into a hallway with door to the staircase and an opening into the lounge with wood effect flooring, a front facing window and an archway into a generous dining area having matching wood effect flooring, a door to the rear garden and a useful under stairs storage cupboard. A door leads into the smart refitted kitchen equipped with a range of base and eye level units with work surfaces over, sink and drainer unit, integrated oven, hob and extractor, spotlights, space for a fridge freezer, window to side and tiled splash backs. A door leads to a useful utility room/guest WC with space for a washing machine, dose coupled WC, vanity wash hand basin with storage under and window to side.

On the first floor there are three bedrooms, two of which are generous doubles with the third offering a single bedroom or ideal work from home space/study. The fantastic bathroom is a generous size and has been refitted with a panel bath with shower and screen over, WC, wash hand basin, part tiled walls, spotlights, storage cupboard and window to side.

There are long lawned rear gardens that lead up to a paved terrace having a useful outhouse with window and French doors, offering the potential for a variety of uses.

**Note:** Access to the rear garden via a side gate is gained over neighbouring properties.

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

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** FTTC

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

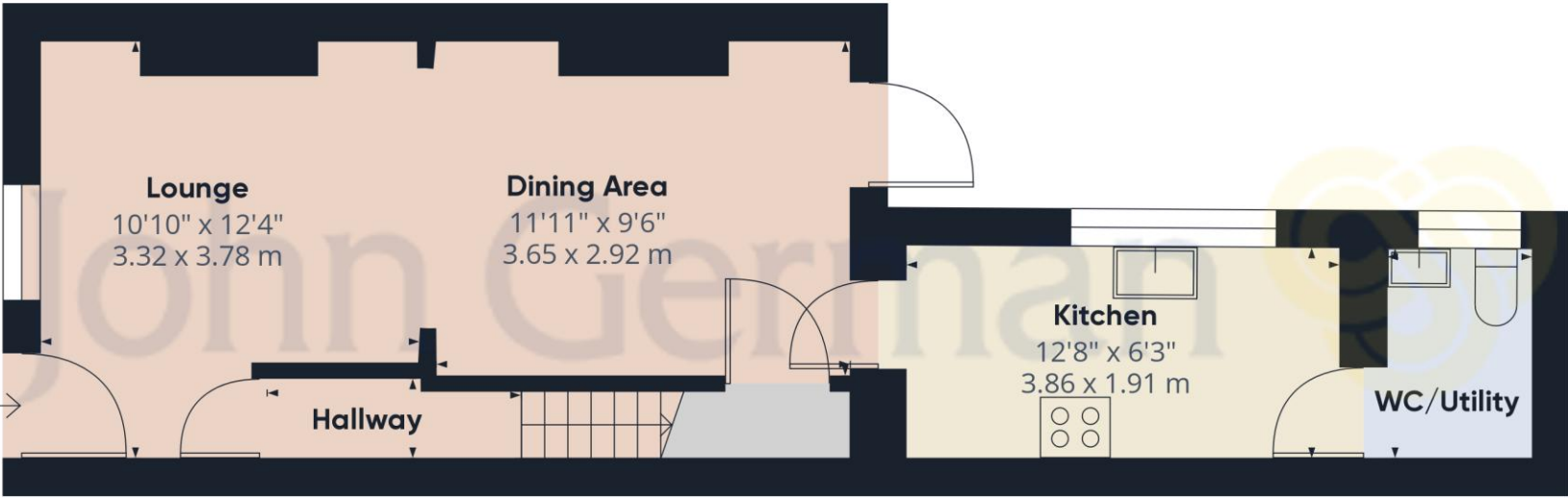
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05042024

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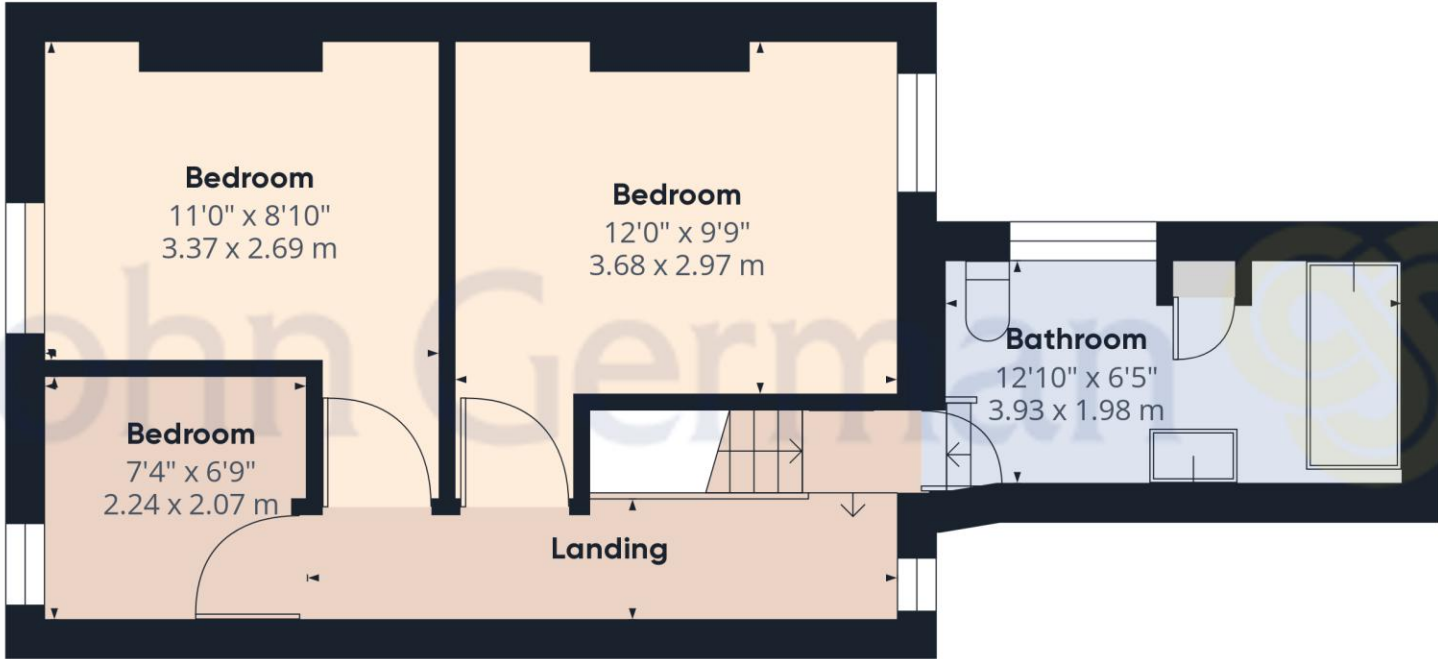






Ground Floor

Approximate total area<sup>(1)</sup>  
810.38 ft<sup>2</sup>  
75.29 m<sup>2</sup>



Floor 1

(1) 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.



### Agents' Notes

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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