

# Harper Avenue

Burton-on-Trent, , DE13 0LZ



John German presents this ideal first-time home or investment offering 3 good sized bedrooms, off road parking and generous garden. Conveniently located close to Burton Town Centre and amenities.

Offers In Region Of £180,000

John German 

As you enter through the entrance hallway and take the door to your right you enter the light living room with the lovely feature of a log burner. Following through to next door is the newly renovated kitchen with integral fridge/freezer, oven, gas hob and extractor fan. The kitchen is spacious enough for a dining table or breakfast bar. The Kitchen also benefits with access to downstairs storage, downstairs w/c and sunroom which is ideal for family living and entertainment.

Walking upstairs to the landing you have 3 good sized bedrooms and a family bathroom.

The rear garden is generously sized with a garden shed, a nice patio area leading down to an outside summer bar and further lawns. This property also consists of a large outbuilding which has lots of potential for a summer house.

This home also offers off road parking.

We highly recommend a viewing on this property; the vendor is currently still renovating the property, but viewings are welcome.

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

**Our Ref:** JG

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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

**Property construction:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

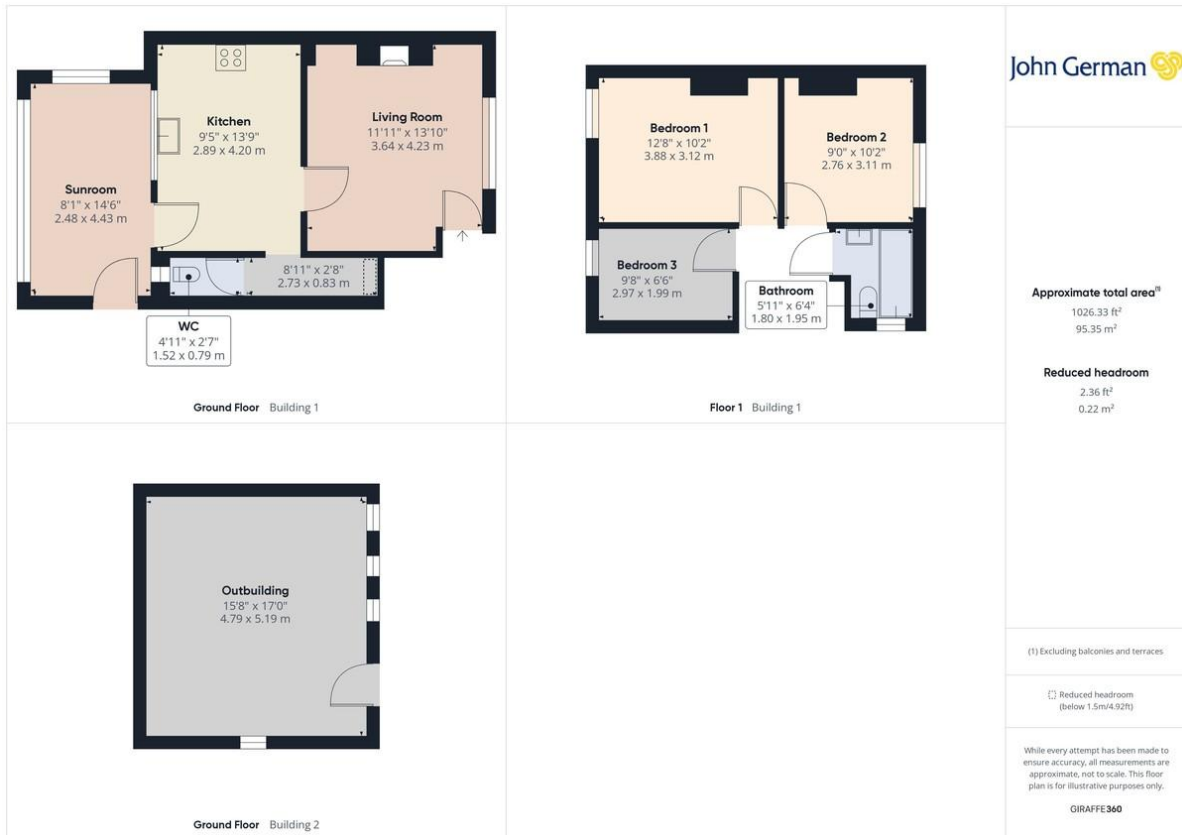
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

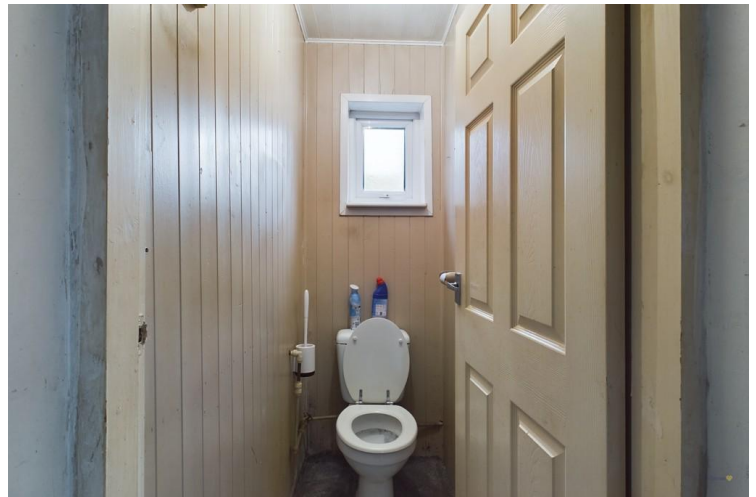
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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











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

01283 512244  
burton@johngerman.co.uk

#### 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.

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