

Central Way

Burton-on-Trent, DE13 0UU



Offering an ideal first time buy or family home is this spacious three bedroom mid terrace home with the advantage of a garage to the rear, offered with no upward chain.

£150,000

John German 

Situated in a popular residential location that is handy for schools of all ages, a shop closeby and easy reach of the hospital. This three bedroom home would make an ideal first time buy or family home, available with the advantage of no upward chain.

On the ground floor the accommodation begins with an entrance hall leading through into a spacious lounge with a focal point fire surround. A door opens into a lovely dining kitchen equipped with a range of units with contrasting worktops and a sink unit set below a rear facing window. From the dining area, patio doors open to the rear garden and there is also a useful pantry style cupboard. Off the kitchen a rear hall also gives access to the garden.

On the first floor there are three bedrooms each with fitted storage and the smart modern shower room with a glazed shower cubicle, fitted vanity unit with inset wash basin and WC plus a window to the rear.

Outside - A front gate opens to a lovely lawned foregarden with paved path leading to the front entrance door.

To the rear is a paved patio, ideal for outdoor dining with a step down to a law surrounded by mature planted beds. A rear gate leads to the single garage with timber entrance door and window to the side.

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

Property construction: Standard

Parking: Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas (boiler currently not working & needs replacing) (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

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20052024

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

672.9 ft²
62.51 m²

Reduced headroom

4.43 ft²
0.41 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Agents' Notes

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