

Henhurst Ridge

Burton-on-Trent, DE13 9TQ



A lovely semi detached bungalow with a large established rear garden in a lovely residential location with highlights including two bedrooms, lounge/dining room plus conservatory, fitted kitchen, bathroom, drive, carport and detached garage. No upward chain.

£200,000



John German 

Situated in a lovely established residential location on the edge of Burton on Trent is this semi detached bungalow available with the advantage of no upward chain.

Set behind a good expanse of lawn front garden with driveway providing ample off road parking leading through to a carport which in turn leads to a detached single garage.

The bungalow features a lovely layout with an entrance hallway having doors leading off. There are two front facing bedrooms. The master is a generous double with fitted wardrobes, while bedroom two is a comfortable single, again with fitted wardrobes.

Both bedrooms share a well appointed bathroom with corner bath, pedestal wash hand basin and WC.

The lounge/diner has patio doors opening into a good size conservatory with a handy utility area having space and plumbing for a washing machine and tumble dryer which are both to be included in the sale. French doors open to the rear garden.

Off the lounge/diner is a fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level oven, hob, extractor and fridge freezer, again to be included in the sale. A window frames views across the rear garden.

The loft is accessed off the main entrance hallway with a hatch and fold down ladder.

To the rear, the garden offers lovely established outdoor space, generous in its proportions with shaped lawns, mature borders, two sheds and a greenhouse, together with side entrance via gate and a detached garage with timber opening front entrance doors. Buyers should note that the garage is of asbestos construction.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

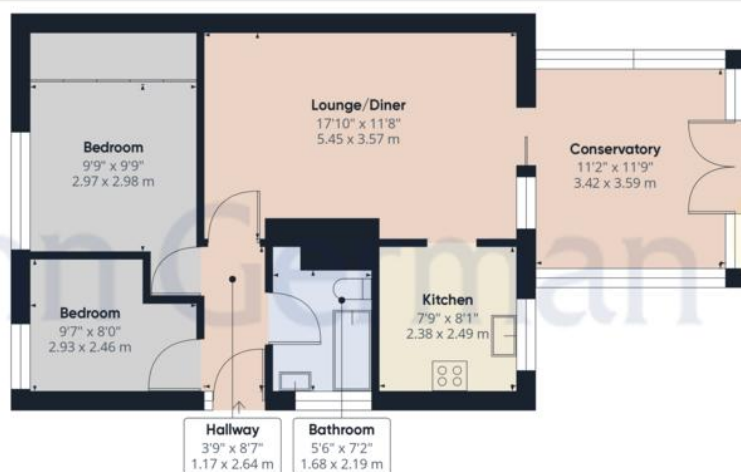
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/07062024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾
839.94 ft²
78.03 m²

(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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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