

# 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.

Offers over £190,000



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

**Our Ref:** JGA/07062024

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.



Ground Floor Building 1



Ground Floor Building 2

John German

Approximate total area<sup>1)</sup>  
839.94 ft<sup>2</sup>  
78.03 m<sup>2</sup>

(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		



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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent