

Calais Road
Burton-on-Trent, DE13 0UJ



Fantastic opportunity for Buy to Let investors or First Time Buyers, this smartly presented end of terrace property has three double bedrooms and a spacious garden.

£195,000



Set back from the road with a low walled and gated frontage, the entrance door opens into the main entrance hallway, where on the left-hand side you will find a sizeable family lounge which has double glazed bay windows to the front.

Continuing through, there is a spacious dining room which has ample space for seating and leads to the kitchen where oak wood cabinets wrap around three walls. There is an integrated oven and hob, as well as a useful pantry for additional storage.

Completing the downstairs accommodation is the family bathroom leading off the kitchen which has been stylishly appointed and comprises a bath with shower over, WC and wash basin.

To the first floor you will find three good sized double bedrooms, with additional space on the landing for shelving units.

Outside to the rear there is a fantastic garden which is predominantly laid to lawn with a shed and blue stone walkway leading through, together with a spacious decking area which makes the perfect spot for sitting in the sun.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

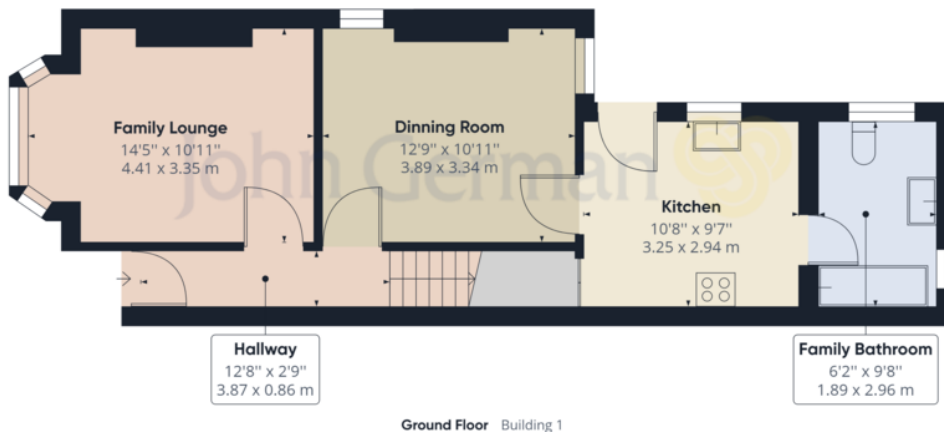
Useful Websites:

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

www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/19082022

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



John German

Approximate total area⁽¹⁾
 940.93 ft²
 87.42 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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