

Caraway Drive

Branston, Burton-on-Trent, DE14 3FQ



A modern end townhouse in a popular residential location offering a fantastic first time buy or buy to let investment with highlights including fitted kitchen, spacious lounge/diner, two bedrooms, parking for two cars and attractive rear garden.

£165,000



John German

Situated on the popular Regents Park development in Branston, handy for a wide range of amenities and facilities together with schools for all ages, Branston Golf Club & Spa and also with the benefit of excellent transport links provided by the A38. This superb home offers an ideal first time buy or buy to let investment.

The property is set behind a double width drive which offers ample off road parking. The front entrance door opens into the hallway with archway opening to a fitted kitchen which is equipped with a range of base and eye level units and work surfaces over, integrated oven, hob and extractor, together with the gas central heating boiler and window framing views to front.

From the hallway, a second door opens through to a spacious lounge diner with staircase off to first floor and French doors opening out to the rear garden.

To the first floor, the landing has useful storage cupboard and doors leading off to two bedrooms. The master is a good sized double with a built in double wardrobe and window framing views over the rear garden.

Bedroom two again has the benefit of a built in wardrobe with window framing views to front, making this an ideal single bedroom or home office/study.

Completing the accommodation is the bathroom with bath, pedestal wash hand basin and WC.

To the rear of the property, there is an attractive lawned garden with a paved terrace. A shared side path with side entrance gate gives access to the rear garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

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 B

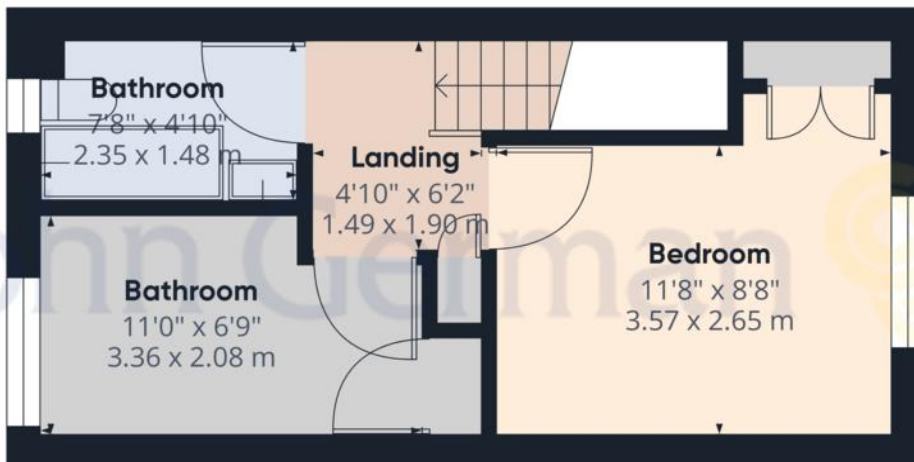
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/14082024

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Ground Floor



Floor 1

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Approximate total area¹⁾

553.16 ft²

51.39 m²

Reduced headroom

15.18 ft²

1.41 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

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