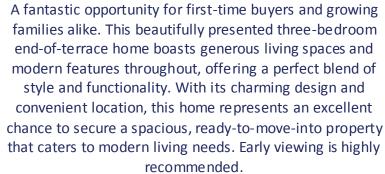
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John

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£195,000



As you enter the property through the hallway, you are greeted by the bright and spacious living room, featuring a bay window that allows natural light to flood in, creating a warm and cosy atmosphere-perfect for relaxation.

Adjacent to the living room, the dining room offers an ideal space for entertaining with easy access to the open-plan kitchen.

The kitchen boasts a modern and sleek design with matching wall and base units with worktops over, Range style cooker with gas hob and cooker hood above, wine cooler, integrated dishwasher, stainless steel sink and drainer and patio doors leading to the rear garden.

A convenient WC is located off the hallway, completing the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom is situated to the front of the home and has two windows which flood the room with natural light. The bedrooms share a family bathroom which is a fully tiled suite with bath and shower over, low level flush w/c and wash hand basin.

The property has a front forecourt with a power point, side gated access leading to an established rear garden with power point. The rear garden offers a peaceful and private outdoor retreat, with a well-maintained lawn stretching towards the back of the property. Bordered by vibrant greenery and mature shrubs, it provides a charming space for relaxation or outdoor dining. The garden is enclosed by wooden fencing, enhancing privacy, while the paved patio near the house serves as an ideal spot for entertaining or outdoor dining.

Located on Eton Road in Burton-on-Trent, just off the Derby Road. This property is ideally positioned close to local amenities, schools, and transport links. The town centre, with its wide range of shops, restaurants, and

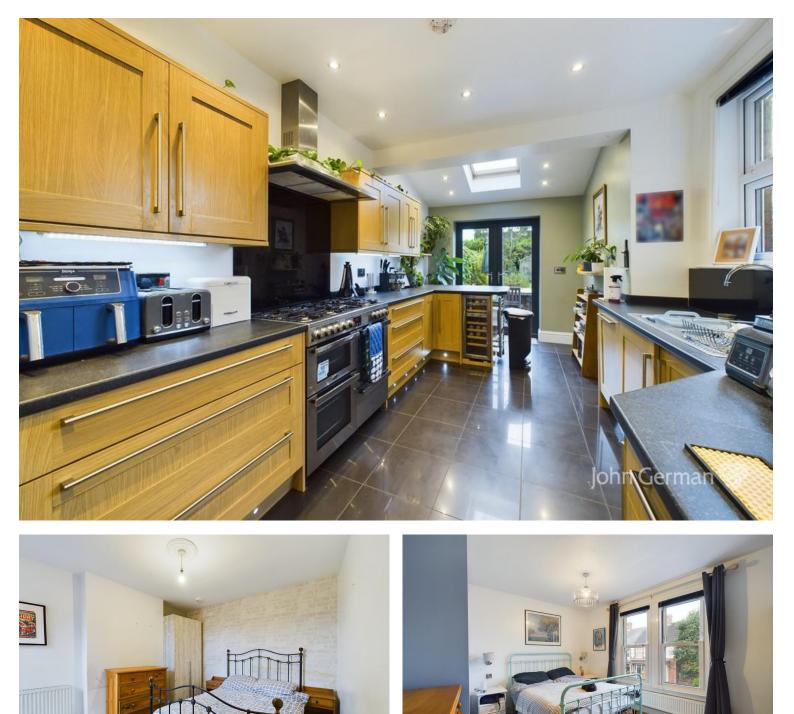
entertainment venues, is just a short distance away. For commuters, there is excellent access to major road networks, including the A38, connecting you to Derby, Lichfield, and beyond. Families will appreciate the close proximity to highly regarded schools such as, Eton Park Junior School, The de Ferrers Academy and many more.

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: On road Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: Fibre 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

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.



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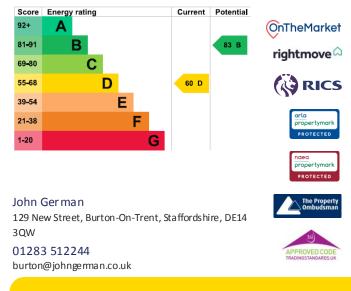


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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