

Eton Road

Burton-on-Trent, DE14 2SP



A fantastic opportunity for first-time buyers and growing families alike. This beautifully presented three-bedroom end-of-terrace home boasts generous living spaces and modern features throughout, offering a perfect blend of style and functionality. With its charming design and convenient location, this home represents an excellent chance to secure a spacious, ready-to-move-into property that caters to modern living needs. Early viewing is highly recommended.

£195,000

John German 

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).

Broadband 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

Our Ref: JGA04102024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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