

Ashford Road  
Burton-on-Trent, DE13 0QG



A lovely, spacious semi detached bungalow in a popular location with a wide block paved drive, garage, a light and spacious lounge, fitted dining kitchen plus two good sized bedrooms, well appointed bathroom and a level rear garden.

NO UPWARD CHAIN

£220,000

John German 

Situated in a popular residential location that is handy for Burton's Queens Hospital is this semi detached bungalow available with the advantage of no upward chain.

Set behind an expansive block paved drive providing plenty of off road parking and access via double doors into the garage.

A front entrance door opens to a porch that in turn opens to a spacious hall with doors leading off.

A light and spacious lounge has a bay window overlooking the front and a focal point fireplace. Along the hall is a lovely fitted kitchen equipped with a range of white gloss base and eye level units, work surfaces incorporating a sink and drainer unit plus an integrated oven, hob and extractor. There is an archway into the dining room creating an open plan feel, perfect for entertaining and patio doors out to the rear garden. A useful internal door opens to the garage.

The property features two good sized bedrooms that share a well appointed bathroom with a modern white suite comprising bath with shower over, pedestal wash hand basin, WC and a useful built in storage cupboard.

To the rear is a level garden featuring a lawn and a block paved terrace ideal for outdoor dining.

**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:** Not currently connected

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/ coverage:** See Ofcom link

<https://checker.ofcom.org.uk/>

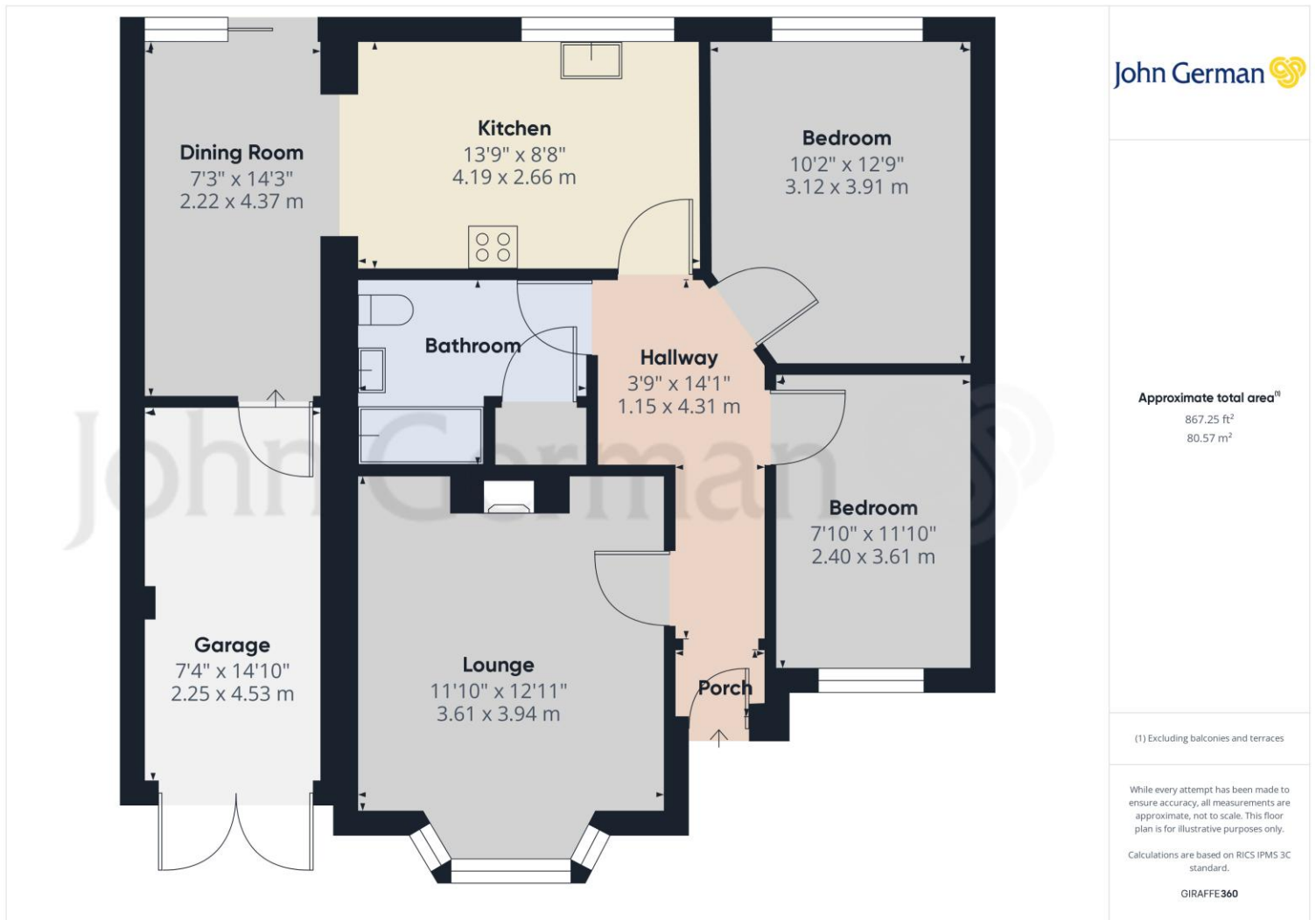
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:**

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

**Our Ref:** JGA/08102024


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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