# Pipers Way Burton-on-Trent, DE14 2GU





John German 😵

Offered for sale with no onward chain, this beautifully presented two-bedroom end-of-terrace home on Pipers Way is perfect for those looking to step onto the property ladder. Finished to an exceptional standard throughout and having off road parking to the front.

£165,000



If you're a first-time buyer looking to step onto the property ladder, this stunning two-bedroom end-of-terrace home on Pipers Way could be YOUR opportunity. With a generous-sized master bedroom, a bright kitchen/diner to the rear, off-road parking, and a GREAT sized rear garden, this property ticks all the boxes. Offered with no onward chain and finished to a high standard throughout, it's ready for you to move in and make it your own.

Upon entering, you are welcomed by a bright hallway that gives access to the downstairs w/c. The hallway then opens up to the spacious living room with window to front and stairs leading to the first floor landing. Following on from the living room is the spacious kitchen/diner. Located at the rear of the property, with a door leading to the rear garden. The kitchen features matching wall and base units, base level electric oven, gas hob with cooker hood above, stainless steel sink and drainer, space for fridge freezer and plumbing for washing machine and dishwasher.

To the first floor, the property includes two bedrooms. The master bedroom is a great size and can comfortably fit a double bed and ample bedroom furniture. The second bedroom is a single sized bedroom, which also work really well as a dressing room/study. Both bedrooms share a family bathroom. The bathroom has a bath with shower over and glass shower screen, w/c and wash hand basin.

One of the standout features of this home is the fantastic-sized rear garden. Perfect for entertaining or relaxing, the garden is mainly laid to lawn, complemented by a patio area ideal for outdoor furniture. Privately enclosed with wooden fencing and mature hedgerow, the garden offers both security and a sense of seclusion.

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

 $\textbf{Please note:} \ \textbf{It is quite common for some properties to have a Ring doorbell}$ 

and internal recording devices. **Property construction**: Standard

Parking: Parking space Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

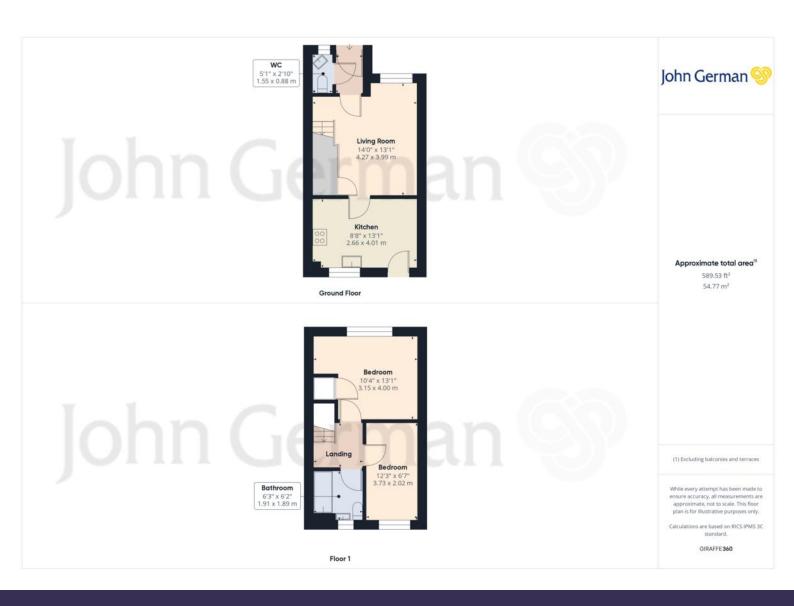
Broadb and type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
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/24012025

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.













## John German 🧐





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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. 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.

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

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 we receive 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.



**OnTheMarket** rightmove 🗅







## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

### 01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent