




John German 



A fantastic opportunity for first time buyers to purchase a traditional terraced home on Calais Road. Finished to a very high standard throughout and boasting two generous sized bedrooms alongside a modern fitted kitchen and bathroom.

£150,000



John German 

The property is situated in a well-established area of Burton-on-Trent with easy access to Queens Hospital and local amenities such as shops and schools. Nearby, you'll find a range of supermarkets, cafés, and leisure facilities. The area benefits from excellent transport links with convenient access to the A38, connecting to Derby, Lichfield, and beyond.



Set back from the road with low walled and gated frontage, the entrance door opens in to the sizeable lounge having wood effect laminate flooring and a double glazed bay window to the front. Next is a versatile reception room, the current sellers use this room as a separate living room but alternatively could be used as a dining room, as it's situated next to the kitchen. The modern fitted kitchen then features matching wall and base units, base level electric oven, gas hob with cooker hood above, sink and drainer, plumbing for washing machine, space for tumble dryer, space for fridge freezer and external door which leads to the rear garden.

The first floor of this home boasts two generous sized bedrooms. The master bedroom to the front can comfortably fit a double bed and ample bedroom furniture, with access to a storage cupboard. The family bathroom is very impressive, in terms of size and finish and has a both a bath with mixer taps and a separate shower enclosure alongside a WC and wash hand basin.

Outside to the rear is a spacious garden with block paved patio area. Steps lead down to the remainder of the garden which is laid predominantly to lawn and enclosed by wooden fencing.

**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:** Traditional  
**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 B  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/12022025

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.

		
<p>Ground Floor</p>		
		<p>Approximate total area<sup>(1)</sup></p> <p>859.28 ft<sup>2</sup></p> <p>79.83 m<sup>2</sup></p>
<p>Floor 1</p>		
		<p>(1) Excluding balconies and terraces</p>
		<p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

John German

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

01283 512244

burton@johngerman.co.uk

## 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.

## 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 Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making 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.

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**