

# Henhurst Ridge

Burton-on-Trent, DE13 9TH



A superb semi detached bungalow on a fantastic corner plot perfect for a buyer to retire to, with driveway and garage to side, spacious lounge/diner, smart fitted kitchen, two bedrooms and bathroom, plus the advantage of no upward chain.

£199,950



John German

Situated in an established residential location is this lovely semi detached bungalow standing on a fantastic corner plot with a good sized driveway and a detached single garage to side. The property is available with the advantage of no upward chain and perfect for those seeking a comfortable property to downsize to for retirement.

Front entrance door opens into the hallway which has doors leading off. There is a spacious lounge diner with a lovely aspect with patio doors framing views across the rear garden, together with a fire surround providing the focal point.

The kitchen is well appointed and equipped with a range of base and eye level units with work surfaces over, with an integrated oven, hob and extractor, wall mounted gas central heating combi boiler, space for further appliances, window framing views across the rear garden and a useful second side door opening out to the driveway.

Returning to the hall where there are doors leading off to two bedrooms and the bathroom. The master bedroom is a generous double with fitted wardrobes providing plenty of storage. Bedroom two is a good sized single, again with fitted wardrobes providing useful storage, and the bathroom is fitted with a suite comprising panelled bath, pedestal wash hand basin and WC.

The gardens are laid to lawn, and the garage has a roller front door together with a uPVC side door opening out to the garden.

**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:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
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 C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA19022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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