

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.

£192,500



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
Our Ref: JGA19022025

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		88 B
69-80	C	70 C	
55-68	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 any 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