

# Grange Street

Burton-on-Trent, DE14 2ET



Offering a fantastic first home in an established residential location handy for a wide range of amenities is this three bedroom semi detached with the benefit of a drive, carport and garage, plus the advantage of no upward chain.

£195,000



John German

Set behind a lawned front garden and driveway which has gated access through to a carport which in turn leads to a detached single garage with an up and over front entrance door and useful side door opening out to the rear garden.

A side entrance door from the carport opens into the entrance hallway where there is a useful understairs storage cupboard and doors leading off.

The lounge is spacious, occupying the full front width of the property with a fire surround providing the focal point together with a large picture window framing views to front. A door leads through to a hallway area with staircase off to first floor and access through to the dining room which has French doors opening out to the rear garden.

The kitchen adjoins the dining room, potentially giving the opportunity to knock these two rooms into one in the future, subject to the relevant permissions. Currently fitted with a range of base and eye level units with work surfaces over, space for appliances, an integrated oven, hob and extractor and window framing views to rear.

To the first floor, the landing with window to side has doors leading off to three bedrooms, all sharing a smart modernised family bathroom comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The garden to rear features a paved terrace, shaped lawns and side access via the carport.

**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, carport & garage  
**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** 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/13032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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