

Cameron Close

Stapenhill, Burton-on-Trent, DE15 9GT



NO UPWARD CHAIN

Offering a fantastic first home ready to modernise in your own style with wonderful open views to the rear and allocated parking, in a well regarded location.

Guide Price £160,000

John German

Situated in the sought after Brizlincote Valley that is handy for a wide range of amenities including schools for all ages together with a useful Tesco store just around the corner. It is within a few minutes drive from the town centre.

The property is set behind a small foregarden with a front entrance door opening into the hall with stairs to the first floor. The lounge has a focal point fireplace, a useful understairs alcove and a window framing views to the front. A door leads into the fitted breakfast kitchen equipped with a range of base and eye level units with worksurfaces, a breakfast bar across one wall, an integrated gas hob, oven and extractor hood along with space for further appliances, the Baxi gas central heating boiler and a rear facing window. A door opens to the rear garden which offers a fantastic outdoor space which is tiered and drops down over three levels enjoying wonderful open views across rooftops to countryside beyond.

On the first floor there are two good sized bedrooms, the master benefitting from views and both share a bathroom that is ready to modernise, currently with a panel bath, pedestal wash hand basin and WC.

A pedestrian access at the rear wraps around a cross neighbouring gardens leading to the two allocated parking spaces.

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: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

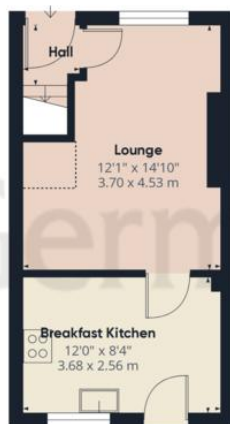
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07042025

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Ground Floor



Floor 1

John German Approximate total area^(a)

523.88 ft²
48.67 m²

Reduced headroom

8.93 ft²
0.83 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 88 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

OnTheMarket

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APPROVED CODE
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Agents' Notes

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