

# Fairway

Branston, Burton-on-Trent, DE14 3EH



Offered with NO ONWARD CHAIN, this well-positioned home on Fairway in Branston is ideal for first-time buyers. Just a short walk from Branston Golf Club and local amenities, it's the perfect opportunity to step onto the property ladder.

£180,000

John German

If you're a first-time buyer looking to step onto the property ladder, this could be the perfect place to start. Handily situated just a stroll away from Branston Golf Club & Spa together with schools for all ages close by and a Sainsbury's Local just around the corner, plus excellent transport links provided by the A38 and A50.

To the front of the property, you will find off road parking for at least two vehicles extending to the side of the property. A pathway then leads to the front door, which opens up into the entrance hallway.

The hallway follows onto the spacious living room with stairs leading to the first floor landing and the kitchen to the rear.

The fitted kitchen features matching wall and base units with worktops above, base level electric oven, induction hob with cooker hood above, plumbing for washing machine, stainless steel sink and drainer and an external door leading to the rear garden.

The first floor enjoys two spacious bedrooms. Both bedrooms share a family bathroom, which has a bath with mixer taps and shower above, w/c and wash hand basin.

One of the stand out features of this lovely home has to be the rear garden. A fantastic size in comparison to other similar properties in the area, which is mainly laid to lawn and enclosed to the perimeter by wooden fencing. Due to the tree line to the back of the garden, the garden isn't particularly overlooked by neighbouring properties.

**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

**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)

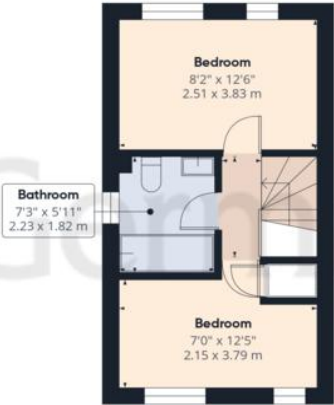
**Our Ref:** JGA/16062025

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Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

553 ft<sup>2</sup>  
51.4 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
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PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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