

Merrydale Road

Stapenhill, Burton-on-Trent, DE15 9DQ



Offered for sale with NO ONWARD CHAIN, this well-positioned detached bungalow on Merrydale Road, Stapenhill. Featuring a generous interior, large rear garden, and detached garage. In need of modernisation, it presents a superb opportunity for those looking to downsize.

£200,000



John German

Situated in Stapenhill and handy for a wide range of amenities including being in easy walking distance to a Co-op store, popular pubs, doctors, pharmacy and just a short stroll away from Stapenhill Gardens with riverside walks. Burton-on-Trent town centre is also within easy reach.

To the front, the property enjoys a large driveway to the front which provides off road parking for multiple vehicles. To the side, the driveway leads onto the detached garage, which is equipped with power and lighting throughout and is accessed via up and over doors to the front.

The home is accessed to the front through the entrance porch and leads onto the hallway which gives access to the main living areas of the property and the two bedrooms. To the back of the property, you will find both the spacious living room and the fitted kitchen. The kitchen features matching wall and base units with worktops over, sink and drainer, gas hob with cooker hood above, plumbing for washing machine and an external door leading to the side of the home.

The bungalow offers two good size bedrooms, both having built in bedroom furniture. Both of the bedrooms share the shower room, which is fitted with a shower enclosure, w/c and wash hand basin.

The rear garden is a fantastic size and set out in different sections having a patio area for outdoor furniture alongside a pond and a separate lawn area. The garden is enclosed with wooden fencing to the perimeter.

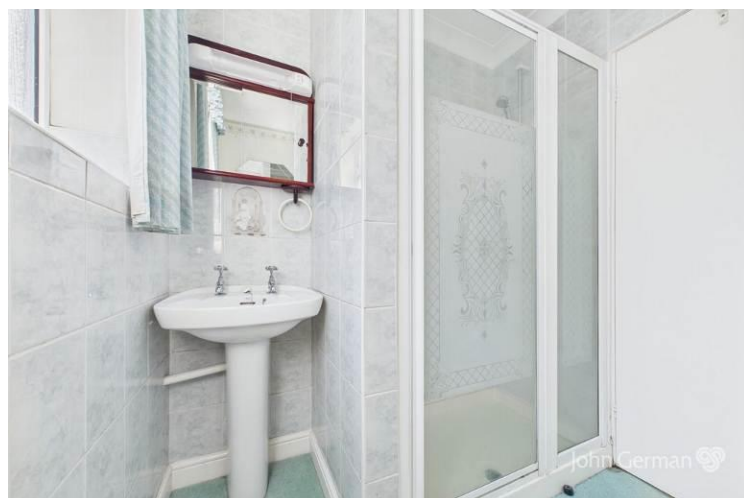
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Drive

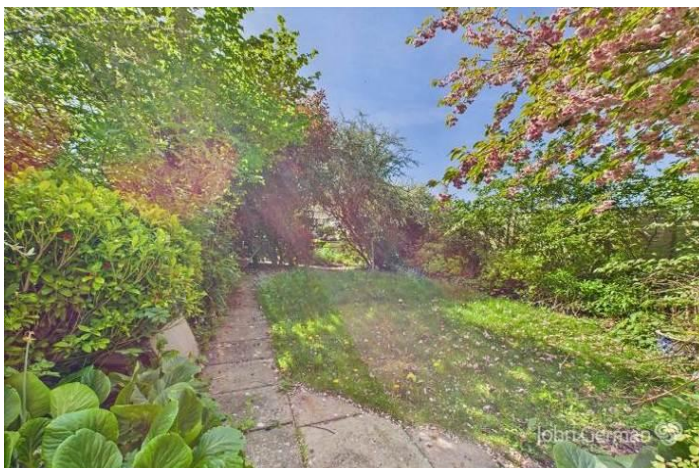
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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