

Bramling Cross Road

Burton-on-Trent, DE14 1DH



Offering the PERFECT FIRST HOME or INVESTMENT OPPORTUNITY in a popular residential location is this townhouse with parking to front, fitted kitchen, downstairs WC, spacious lounge/diner opening to the garden, two bedrooms, bathroom and sold with the advantage of NO UPWARD CHAIN.

£168,500

John German

This popular residential location is handy for local amenities, shops, schools and the A38 whilst only being a short drive to Burton's town centre. Offering a fantastic first home or buy to let, neatly presented throughout and offered with no upward chain.

Accommodation - The entrance door opens into a welcoming hall giving access to the fitted kitchen having a range of base and eye level units with work surfaces over having an inset sink set below a front facing window, an integrated oven, hob and extractor fan along with space for further appliances.

Next is a guest's cloakroom having a WC and wash hand basin.

Across the rear is the spacious lounge/dining room with French doors opening to the rear garden.

On the first floor landing is a storage cupboard and access to two bedrooms, the front facing master is a particularly spacious room with a double wardrobe and bedroom two has a single wardrobe and overlooks the rear garden. Completing the first floor is the bathroom having a suite comprising bath with shower over, pedestal wash basin and WC.

The rear garden offers excellent outdoor space and ideal for those looking for low maintenance. A shared path leads around and gives access into the rear garden. To the front is a driveway providing off road parking.

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: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

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/17072025/07102025

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.

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Ground Floor



Floor 1

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Approximate total area^m
532 ft²
49.4 m²

Reduced headroom
14 ft²
1.3 m²

(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		92 A
81-91	B		
69-80	C	77 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

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Agents' Notes

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