

# Denton Road

Burton-on-Trent, DE13 0PZ

John German









# Denton Road

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£245,000

Nestled on a corner plot location on Denton Road, Burton, this charming semi-detached bungalow presents an excellent opportunity for those seeking to downsize. Offering over 1000 sq.ft. of living space throughout and a turn key job for the next owners.





Situated in the heart of Burton-on-Trent, Denton Road is a prime example of a home that benefits from an enviable location. One of the key attractions of this location is its excellent connectivity. Burton-on-Trent railway station is just a short drive away, offering direct services to Birmingham, Derby, and beyond. The nearby A38 and A50 provide easy access to major road networks, making commuting to nearby cities straightforward. Those on Denton Road enjoy the convenience of having essential amenities within easy reach. The local area boasts a variety of shops, supermarkets, and healthcare facilities. Burton's bustling town centre, with its array of restaurants, cafes, and entertainment options, is just a stone's throw away.

This property on Denton Road really is a perfect opportunity for those looking to downsize and put their own stamp on their next home. The home flows brilliantly and boasts over 1000 sq. ft. of living accommodation throughout. The sellers have done a fantastic job in modernising the home and making it a turn key job for the next owners.

The home is located on the corner of Denton Road and boasts a larger plot size than others on the road. There is a driveway to the front for off road parking for multiple vehicles. The driveway leads to the internal garage which is equipped with power and lighting throughout.

As you enter, the hallway leads to all of the ground floor accommodation. To the front, you will find the two spacious bedrooms, both of which can comfortably take a double bed alongside ample bedroom furniture. Following on, the living room is also a brilliant size with patio doors to the rear leading to the rear garden. The modern fitted kitchen is located at the rear of the property and is fitted with matching wall and base units, base level oven, induction hob with cooker hood above, integrated fridge freezer, inset sink and drainer and an external door leading to the rear garden. There is a separate reception room, which is versatile in its use. The sellers use the space as a dining room but alternatively could be used as a playroom, study etc. To finish, the property has a modern shower room which features a shower enclosure, wc and wash hand basin.

**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:** 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14082025

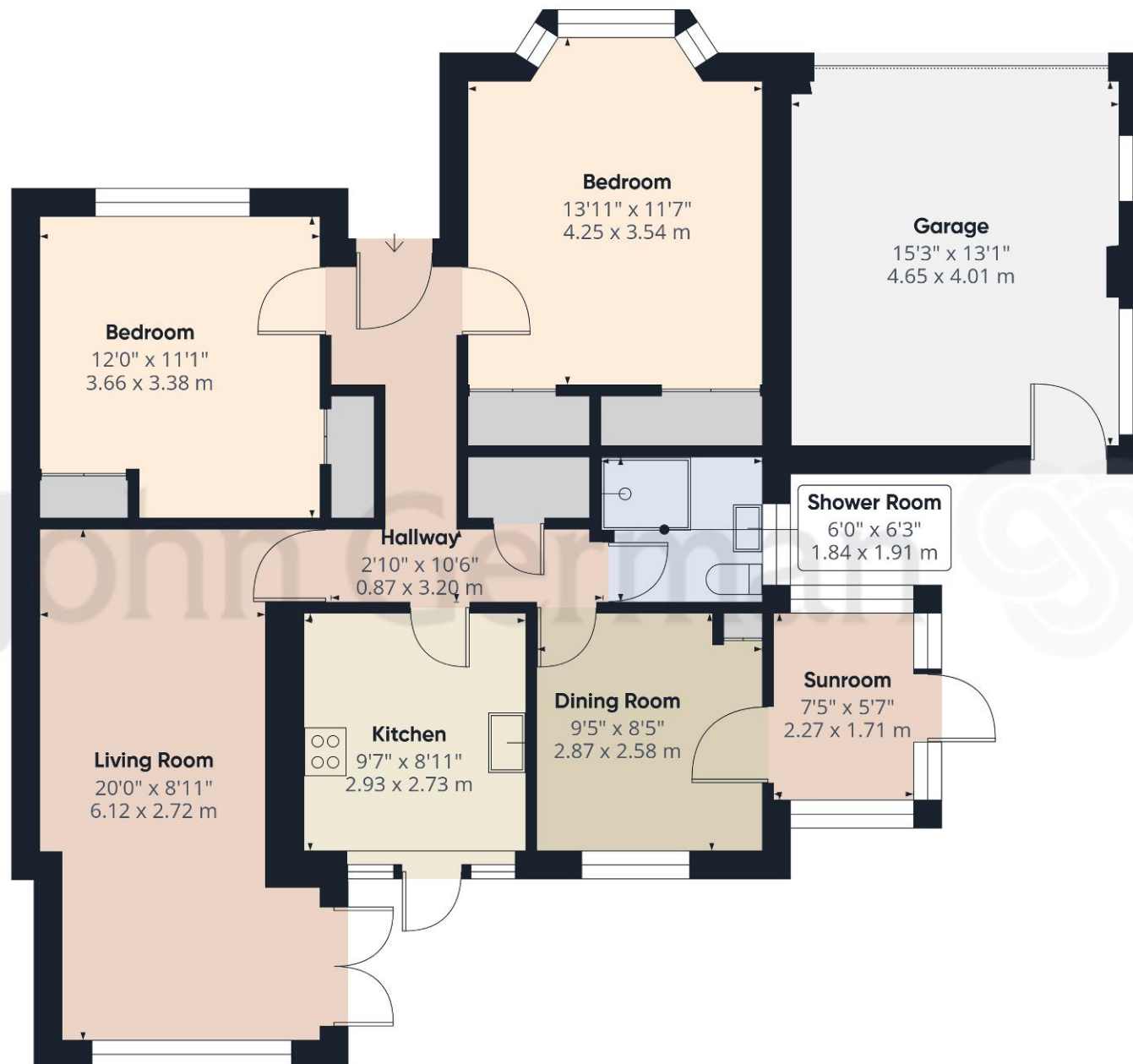
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









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

1048 ft<sup>2</sup>  
97.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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