

Berry Gardens

Burton-on-Trent, DE15 0EE



This detached home set on lovely plot with a garage and drive is an ideal property for those seeking a house to modernise in their own style with a hall, lounge, spacious kitchen/diner, lean to conservatory, three bedrooms, family bathroom and gardens.

£195,000



John German

Enjoying a lovely cul de sac location with plenty of potential is this detached home ready for a buyer to put their own stamp on.

Set in good size gardens front and rear, drive providing ample parking and a detached garage with an up and over door.

The ground floor begins with a welcoming hall, stairs to the first floor and a door opening into a spacious lounge with fireplace, wood flooring and window to front.

The kitchen/diner is spacious with plenty of potential to create an amazing space for entertaining. The kitchen is currently fitted with base and eye level units, integrated oven and hob, space for a dining table, door opening out to gardens and patio doors to a lean-to conservatory.

To the first floor with a landing and double airing cupboard providing storage. Bedroom one is a good size double with fitted wardrobes and window to front, bedrooms two and three with rear views and a family bathroom.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

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

Our Ref: JGA17112025

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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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