



## Rookery Avenue

BRANSTON, BURTON-ON-TRENT, DERBYSHIRE, DE13 9GH

- Three bedroom semi-detached house
- Brand new
- Unfurnished
- Driveway for two cars

**£1,350 PCM**

EPC Rating **85**





## Property Description

Brand new three bedroom semi-detached house on the desirable Lawnswood development in Branston, close by to Tatenhill. Excellent road links (A38/A50) and within close proximity to Burton-on-Trent town centre and Derby City Centre.

The Lawnswood development is also close to major employers such as Queens Hospital (Burton), Toyota, Bombardier and Rolls Royce. There are several excellent schools nearby including John Taylor Free School and Repton Private School.

The property comprises an entrance hallway, downstairs w/c, bright living room and separate contemporary kitchen / diner with breakfast bar, integral oven/hob/extractor, fridge/freezer, dishwasher and washing machine.

Upstairs there are two double bedrooms and a good sized single. The master bedroom has an en-suite shower room, there is also a three-piece family bathroom with a shower over the bath.



Outside there is a low maintenance rear garden with patio and lawn, plus off road parking for two cars.

UPVC double glazing throughout and gas central heating (B rated property on EPC so energy efficient home).

The property is offered unfurnished.

Council tax band: TBC (awaiting confirmation from East Staffordshire Council).

Initial tenancy term: 12 months.

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: [www.assured-lettings.co.uk](http://www.assured-lettings.co.uk). These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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