Mayflower Drive

Burton upon Trent, Staffordshire, DE14 1QB







Situated on a corner plot, this attractive two-bedroom semi-detached home offers well-proportioned accommodation, a practical layout and convenient access to the town centre. The property would be ideal for first-time buyers, downsizers or investors, with the added benefit of motivated sellers.

Offers In Excess Of £185,000

John German

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Upon entering, the living room provides a welcoming space to relax, featuring a large front-aspect window allowing plenty of natural light to fill the room.

Continuing through the property, the kitchen/diner offers a good range of wall and base units, drawers and integrated appliances including a fridge freezer and dishwasher, alongside space for a washing machine. There is also useful understairs storage and a convenient ground floor WC fitted with a wash hand basin. Double doors from the kitchen provide access out to the rear garden, creating a lovely connection between the indoor and outdoor space.

To the first floor, the landing leads to two well-proportioned double bedrooms, both offering comfortable accommodation. The family bathroom comprises a bath with shower over, WC and wash hand basin.

Externally, the property occupies a corner plot, with a predominantly lawned rear garden providing space to enjoy the outdoors. Further benefits include a driveway providing off-road parking for two vehicles.

Conveniently positioned within walking distance of Burton town centre, the property is also ideally located close to a nearby park, making it well placed for access to local amenities, shops and recreational facilities.

An excellent opportunity for a range of buyers, with motivated sellers keen to move.

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: 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18112026

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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 1st 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.




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Agents' Notes

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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.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.