


# Cedar Road

Barton under Needwood, Burton-on-Trent, DE13 8LH



John German 



Set upon a notably generous plot within the ever-popular village of Barton under Needwood, this three-bedroom semi-detached bungalow presents an exciting opportunity for buyers seeking space, privacy, and excellent potential. Enjoying a quiet position on Cedar Road, the property offers a wonderfully versatile layout, well-maintained accommodation, and scope for modernisation or further development (subject to the relevant permissions), all while benefiting from the advantage of no upward chain.

**Guide Price £275,000**



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Requiring some modernisation yet evidently well cared-for, this inviting bungalow offers a rare chance to secure a spacious home in a highly regarded village location, with superb potential to tailor it to individual needs. A fantastic prospect for downsizers, families, developers or anyone seeking a property with genuine scope.

**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 C

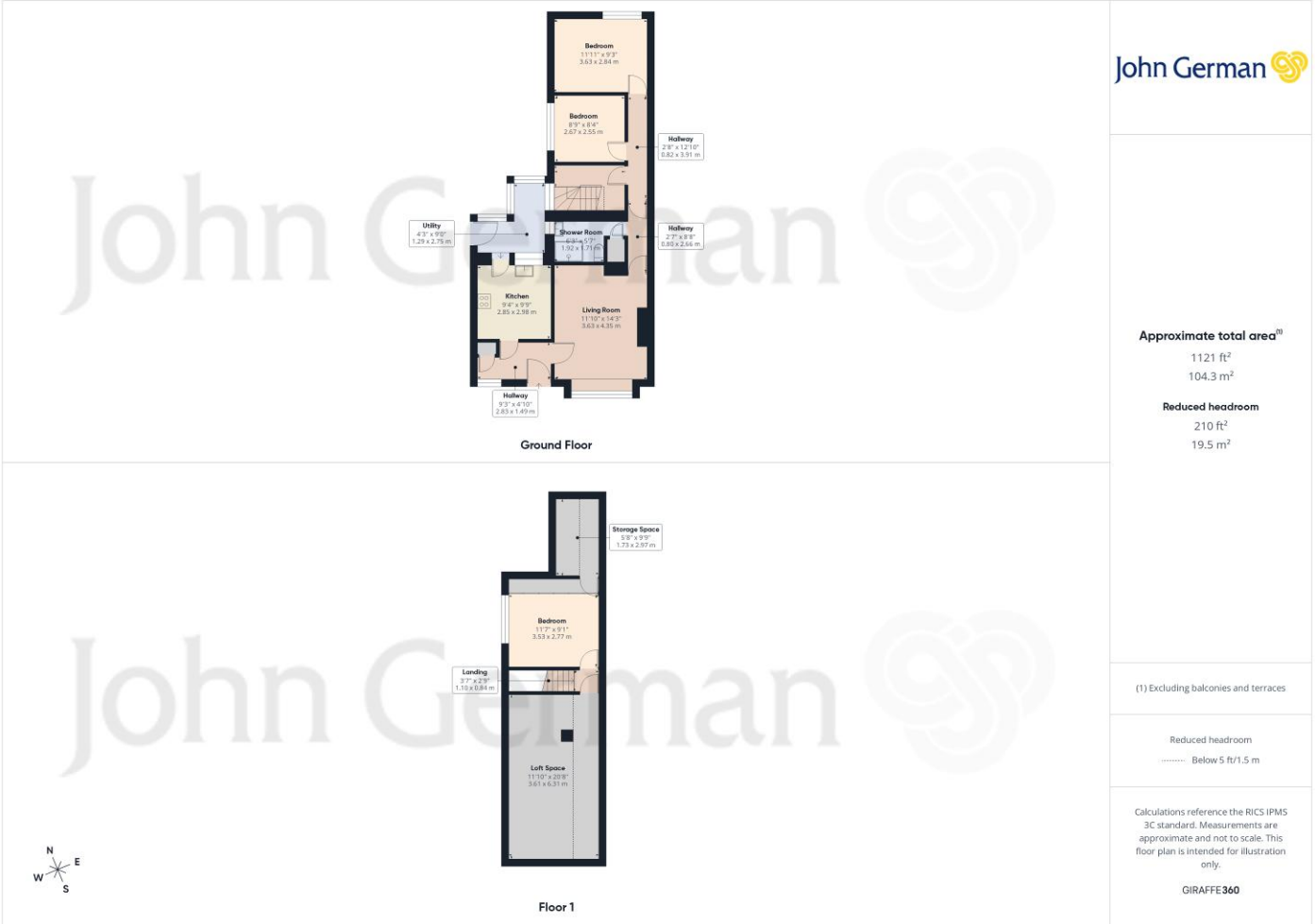
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12/122025

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Barton under Needwood itself is a highly sought-after village, celebrated for its warm community atmosphere and excellent local amenities. Centred around a charming traditional high street, the village offers an array of independent shops, cosy cafés, welcoming pubs and everyday conveniences. Families are well catered for with well-regarded schools, including the renowned John Taylor High School, while leisure opportunities are plentiful thanks to the nearby Barton Marina, offering picturesque walks, waterfront dining and boutique stores. With easy access to major road networks and surrounding towns, Barton under Needwood provides the perfect balance of rural tranquillity and modern convenience, making it a truly desirable place to call home.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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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