

# Forest Road

Burton-on-Trent, DE13 9TW



A very attractive traditional terrace cottage brimmed full of character with pine doors and fireplace to the sitting room together with the very valuable benefit of rear vehicular access to an off road parking space.

NO UPWARD CHAIN

Guide Price £175,000

John German 

The gas centrally heated and double glazed accommodation is accessed via a PVCu double glazed entrance door leading directly into the pleasant sitting room. This has laminate flooring and a period inspired fireplace with horseshoe grate tiled hearth and pine surround. Leading off a pine door leads into a lobby which has a useful understairs storage cupboard and in turn gives access to the dining room which has laminate flooring and a door concealed stairs to the first floor.

A kitchen is located to the rear and comes with a range of base and wall units, drawers, roll edge work surfaces having an inset white ceramic sink with mixer taps, appliance spaces with plumbing for an automatic washing machine, cupboard housing the gas fired combination boiler, slot in twin oven electric cooker, tiled splash backs and door leading to the side.

On the first floor there are two bedrooms, one of which has built in storage together with a bathroom having a bath with tiled surrounds, WC and wash basin plus a separate enclosed tiled shower cubicle.

A side pedestrian entry leads directly to the garden (shared with one neighbouring property to access their garden). A gate opens to the garden that has a patio area, useful timber storage shed, extensive lawn and gateway leading to the rear hardcore parking area which is accessed via a private road and is a very valuable feature.

**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:** Off road parking to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 A

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

**Our Ref:** JGA/10042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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