

Sefton Close

Burton-on-Trent, DE15 9BU



Offered with no upward chain, a well-presented two-bedroom end-terraced bungalow offering easy-maintenance living, generous parking, a detached garage and a private rear garden.

Asking Price Of £170,000



John German

Situated within the quiet cul-de-sac of Sefton Close in the popular Brizlincote Valley development, this well-presented two-bedroom end-terraced bungalow offers easy-maintenance living, generous parking, a detached garage and a private rear garden. Offered for sale with no upward chain, the property is an ideal opportunity for those looking to downsize, first-time buyers or investors.

The property is entered via a side entrance hallway, which provides access to the principal accommodation and benefits from a useful storage cupboard. Bedroom two is positioned to the right and is a versatile smaller room, ideal as a single bedroom, nursery, dressing room or home study. From here, there is access into the sunroom at the rear, a particularly pleasant addition with plenty of space and lovely views over the garden. Bedroom one is a generous double bedroom, comfortably providing space for a double bed, bedside tables and substantial triple wardrobes. The bathroom is accessed from the hallway and has been modernised to provide a walk-in shower, WC and wash hand basin.

To the front of the property is the comfortable living room, featuring a characterful fireplace and bay window which allows plenty of natural light into the room. The living room leads through to the kitchen, which comprises a range of wall and base units with drawers, extractor fan, tiled splashbacks and space for a cooker, under-counter fridge and dishwasher.

Externally, the property benefits from a private rear garden arranged over tiers, with a mixture of mature planting, shrubs and trees. The front garden is similarly well planted, providing an attractive approach and good kerb appeal. A particular feature is the generous driveway, providing off-road parking for approximately three vehicles and leading to the detached garage. The garage is exceptionally long, benefits from power and has a boarded loft space, providing excellent storage and the potential to create a useful utility/workshop area. The garage is connected to the main bungalow via a porch, offering potential for the space to be incorporated into the main accommodation, subject to the necessary planning and building regulations approvals.

The property is situated in the popular Brizlincote Valley area of Burton-on-Trent, within easy reach of a range of everyday amenities. Burton town centre provides a wider selection of shops, supermarkets, restaurants and leisure facilities, whilst local schools, shops and amenities are also readily accessible. The area benefits from good road links, providing convenient access towards Burton, Derby and the wider Midlands.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** There will be CCTV recording at the property.
- It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Traditional
- Electricity supply:** Mains
- Sewerage:** Mains
- Parking:** Drive & garage
- Water supply:** Mains
- Heating:** Mains gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre - 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
- Our Ref:** JGA/12082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.



Ground Floor Building 1



Ground Floor Building 2

John German

Approximate total area[®]
67.3 m²
724 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent