

# Main Street

Barton Under Needwood, Burton-on-Trent, DE13 8AB



Charming end terrace cottage in premium village location. Perfectly placed just a stones' throw away from the village centre where there is a choice of pubs, wine bars, cafes, shops, doctors, pharmacy and boutique stores. Surrounded by countryside walks with excellent transport links.

£195,000

John German

The property offers a fantastic opportunity to purchase a cosy cottage at the heart of this lovely village with lots of potential to refurbish and reconfigure as desired.

The front entrance door opens into the lounge with beams to the ceiling adding a character feel and a stone fireplace with an inset electric fire, built-in storage cupboards and charming latch doors leading to the stair well and into the kitchen.

The kitchen is fitted with a range of base and eye level units with roll edge work surface, stainless steel sink unit, tiled splashbacks, beamed ceiling, window to the rear and a hardwood part glazed door out to the rear courtyard.

The walk-in pantry with quarry tiled floor and cold shelf, open shelving and a wall mounted central heating boiler, window to the rear.

On the first floor stairs lead to the landing with doors leading off.

The master is a generous double with a window framing views to front and the large bathroom is fitted with a low flush WC, pedestal washbasin and double shower. There is plenty of room to add a bath as well. Some of the properties along the row have converted this room into a second bedroom.

Directly to the rear of the house has a shared courtyard with a generous brick built outhouse which is currently used as a utility/storage room but could be converted potentially for use as a home office. A pathway leads to the old outdoor toilets (one for each cottage) which have now been repurposed as storage.

Further along the path is the main garden which is a real highlight of this home being mainly laid to lawn with a high feature wall at the end of the garden, raised veg plots and a garden shed.

**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:** On road

**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 B

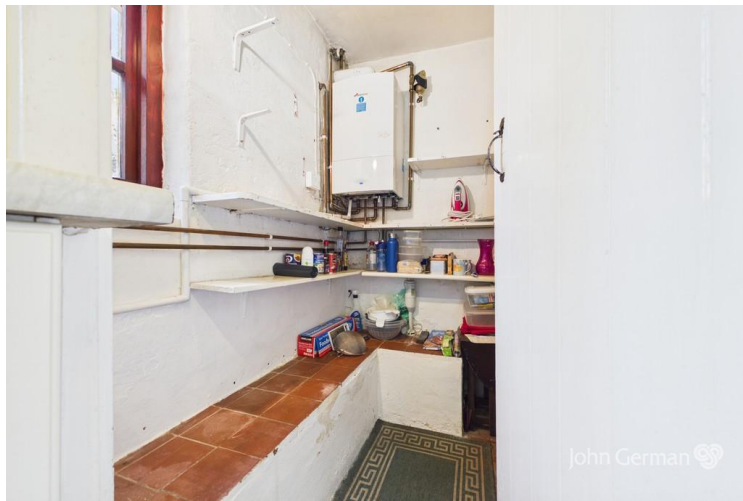
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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Loughborough | Stafford | Uttoxeter

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