Forest Road

Burton-on-Trent, DE13 9TP

Offered to the market with no upward chain, this spacious two-bedroom Victorian mid-terraced property occupies a sought-after position on the popular Forest Road in Burton upon Trent. Retaining a wealth of character, offering an exciting opportunity for modernisation.

£155,000

John German

Retaining a wealth of character, including an attractive front-facing bay window, high ceilings and generously proportioned rooms, the property offers an exciting opportunity for purchasers seeking a home they can modernise and personalise to their own taste.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious living room, where the impressive bay window allows an abundance of natural light to flood the room, creating a warm and inviting living space. A separate dining room provides excellent versatility, offering ample room for family dining and entertaining whilst maintaining the property's traditional Victorian layout.

Positioned to the rear of the property is the fitted kitchen, which benefits from a useful pantry/utility storage area, providing valuable additional storage and practicality. Accessed externally is a separate WC, conveniently located to the rear of the property.

To the first floor are two exceptionally well-proportioned double bedrooms, both benefiting from high ceilings and offering plenty of space for additional bedroom furniture, wardrobes or even a home working area. Completing the first floor is the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Outside, the enclosed rear garden is predominantly laid to soil with established planting, offering an ideal blank canvas for keen gardeners to create their own outdoor retreat. A slabbed seating area to the rear provides space for outdoor furniture and entertaining. A particularly attractive feature is the vehicular access to the rear of the property, presenting excellent potential to create off-road parking or a driveway, subject to any necessary consents.

Although the property would benefit from a programme of modernisation throughout, it offers generous accommodation extending to approximately 894 sq. ft., making it an ideal purchase for first-time buyers, investors or those looking for a rewarding renovation project. The property is heated via electric storage heaters.

Conveniently situated on the ever-popular Forest Road, the property enjoys easy access to Burton upon Trent town centre, local shops, well-regarded schools, parks and excellent transport links, making it an ideal location for commuters and families alike.

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: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric storage heaters
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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/08072026

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Approximate total area(1)
83 m²
894 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

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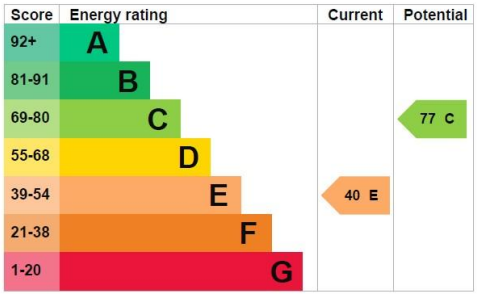

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Agents' Notes

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