

Marlborough Crescent

Burton-on-Trent, DE15 9DE



This traditional semi is set in a sought established location in Stapenhill available with no chain and ready to move into. Offering a light home with two reception rooms, a conservatory, smart fitted kitchen, drive, garage and low maintenance gardens.

£225,000



John German

Situated in Old Stapenhill close to shops, schools and aamenities is this lovely semi detached available with no chain and ready to move into. Stapenhill Gardens with beautiful riverside walks its located just a short walk away and the town centre is also in easy reach.

Set behind a drive providing parking and a detached garage lies to rear.

The front door opens into a welcoming hall with stair and doors leading off. The dining room has views to the front from its bay window and further along the hall is a spacious extended lounge which opens into a light conservatory with garden views. Glazed double doors link the reception rooms.

The kitchen is modern and well appointed with gloss finished white units, an integrated oven and hob, fridge, a useful understairs cupboard/pantry and window to rear.

The landing has doors off to three bedrooms - two double sized rooms plus a single. All three have fitted storage and share the fitted bathroom that has a white suite and airing cupboard.

The gardens are perfect for those seeking low maintenance outdoor space and the garage has limited side access so it makes for an ideal workshop/hobby space.

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: Septic tank
- 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
- Our Ref: JGA/17072026

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			John German Approximate total area^m 109.9 m² 1182 ft²
			
Ground Floor Building 1		Floor 1 Building 1	
Ground Floor Building 2			
(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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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