

Victoria Street

Yoxall, Burton-on-Trent, DE13 8NG

John German



John German



Victoria Street

Yoxall, Burton-on-Trent, DE13 8NG

£450,000

A beautifully presented extended two bedroom bungalow set on a wonderful established garden plot towards the end of the highly regarded Victoria Street in this pretty Staffordshire village, featuring a lounge, dining room, superb 'L' shape kitchen, shower room, gated drive & no chain.

Situated on a pretty road lined with character homes, perfectly placed for the village shop, hall, pub and shops is this superb bungalow which has been extended to offer a spacious comfortable modern home with a beautifully presented interior ready to move into, available with no chain.

Set behind a lovely established front garden with a gated drive, the side door opens into a welcoming 'L' shape hall with a useful storage cupboard and doors leading off.

The lounge is an ideal space to relax with a superb contemporary inset living flame fire and a wide arch opening into the garden room where patio doors open out to rear.

The kitchen is superbly appointed with plenty of fitted units, an integrated double oven, 5 ring gas hob, fridge/freezer, spotlights and two windows framing views to front. The kitchen also has a utility area with space for washing machine (the owners intend to include the washing machine and wine fridge in the sale) and there is a door opening out to a gravelled rear yard then onto the gardens.

The generous master bedroom has fitted wardrobes adding storage and a sitting room/dressing area with a window framing garden views.

Bedroom two is also of a good size currently used as a dining room. Both bedrooms have use of a spacious well equipped and modern shower room.

The rear gardens are a superb highlight of this home, established with colourful borders, shaped lawns and at the bottom of the garden is a paved terrace area, ideal for patio furniture with mains electric spotlights and adjacent water feature, all included in the price. We understand the summerhouse/shed with a small fridge, is to be included in the sale. There is the benefit of a detached secure store/workshop (former garage but no vehicle access) with an up and over door. The gate in the bottom corner of the garden is not in use but adds a lovely character feature to the garden.

Agents note: The bungalow is situated in Yoxall's conservation area.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(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/>

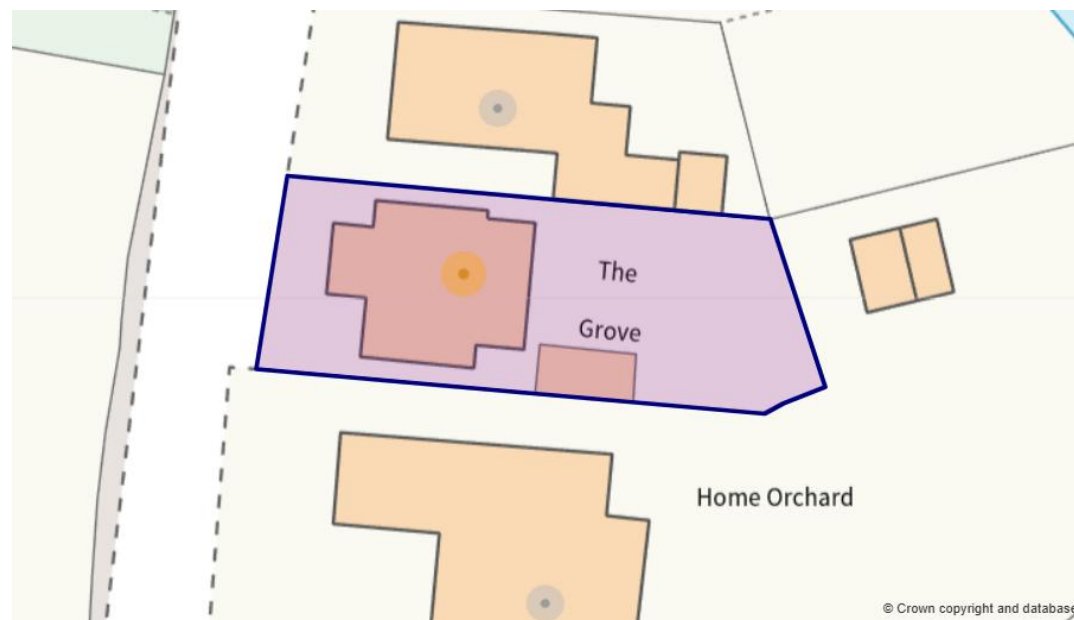
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA20052026

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.





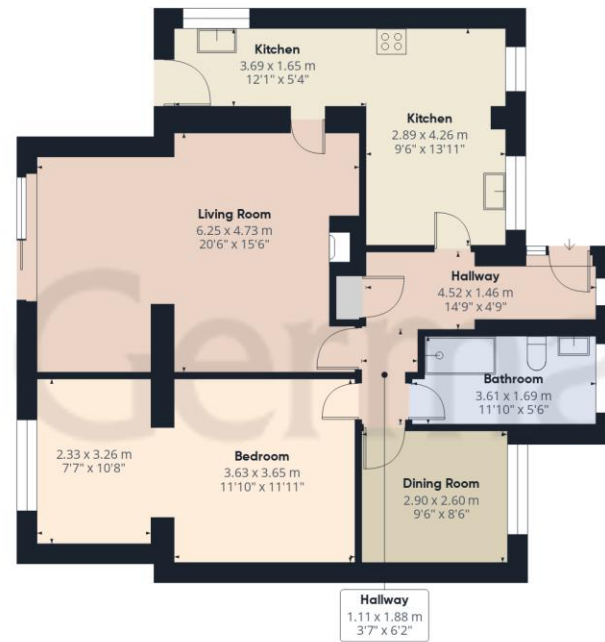






John German
Le Blanc
Seafood





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

101.9 m²

1096 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



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.

AWAITING EPC MEDIA



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire,
DE13 8AA

01283 716806

barton@johngerman.co.uk

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



