

Marlborough Crescent

Burton-on-Trent, DE15 9DF

John German



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Offers in the region of £200,000

This well-presented two-bedroom semi-detached bungalow is offered to the market with no upward chain, making it an ideal purchase for those seeking a smooth and straightforward move. Neutrally decorated throughout, the property provides a versatile and inviting living space, ready for a new owner to make their own.

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The accommodation comprises a welcoming hallway leading to a spacious living room, complete with a feature fireplace and sliding doors opening directly onto the rear garden-perfect for both relaxing and entertaining. The kitchen is well-equipped with a range of wall and base units, an integrated dishwasher, oven, induction hob, and extractor fan, along with space for a washing machine and fridge freezer. There are two well-proportioned bedrooms, alongside a modern bathroom fitted with a walk-in shower, WC, and hand wash basin.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-road parking for at least three vehicles. The rear garden has been thoughtfully arranged with a slabbed patio area and steps leading up to an artificial lawn. The current owners have clearly taken pride in the space, which offers a variety of mature shrubs and planting areas-ideal for keen gardeners or those wishing to adapt it into a low-maintenance outdoor retreat. Beyond the garden is a pleasant outlook of trees, creating a private and tranquil setting.

Situated on Marlborough Crescent in Stapenhill, the property is conveniently located close to a range of local amenities, including shops, supermarkets, cafes, and everyday services. Regular bus routes are available nearby, providing easy access into Burton town centre and surrounding areas. There are also pleasant walks close by, including a nearby allotment and green spaces, making this an excellent location for those who enjoy both convenience and outdoor living.

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: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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

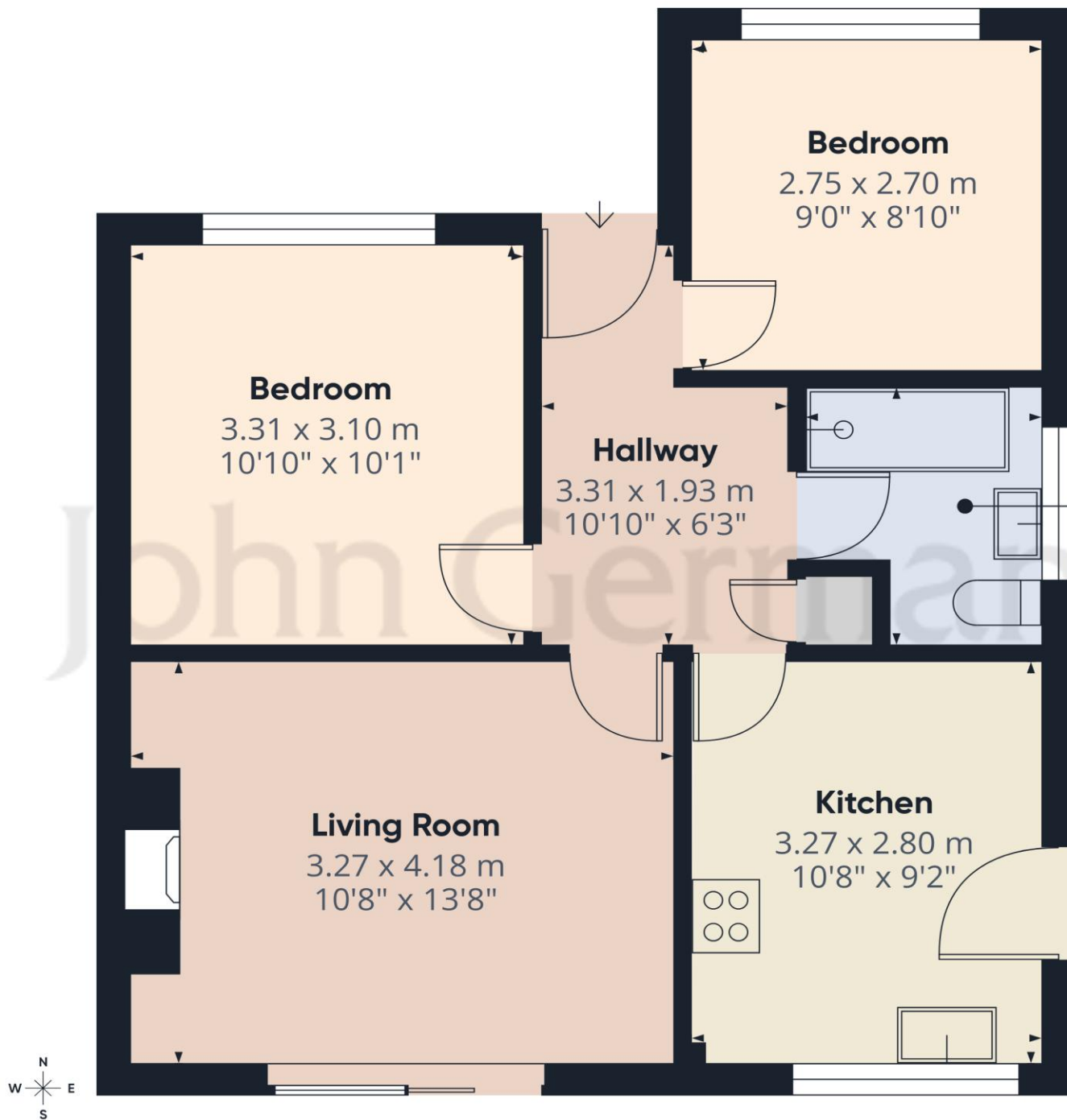
Our Ref: JGA/24042026

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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.







Approximate total area⁽¹⁾

50.2 m²

540 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



Photo from summer months

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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