

Westmead Road

Barton under Needwood, DE13 8JP

John German 



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£289,000

NO CHAIN

This lovely semi-detached bungalow close to the village centre, offers a superb home with a hall, spacious lounge/diner, fitted kitchen, conservatory, two good size bedrooms, shower room, drive and front and rear gardens.



This lovely bungalow is in walking distance to the vibrant village centre with a Co-op, boutique stores, cafes and bars, together with excellent schools, plus Barton Marina with its cinema just a short distance away.

Set behind a generous frontage and drive, the side entrance door opens into a welcoming hall with doors leading off.

The lounge/diner is a good size room with a fireplace and a picture window to front adding natural light. From here, a door leads to a smart fitted kitchen with a range of units and space for appliances.

Across the rear and accessed from the kitchen is a good size conservatory with a door opening to the garden, a useful built-in store and access to the garage.

There are two good size bedrooms and a well appointed shower room.

To the rear are neat gardens with a lawn and decking, creating a great space to relax outside.

This is a superb home for downsizers and retirees in a lovely well established location, with potential to convert the loft space to further living accommodation (subject to necessary permissions).

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 C

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

Our Ref: JGA/29042026

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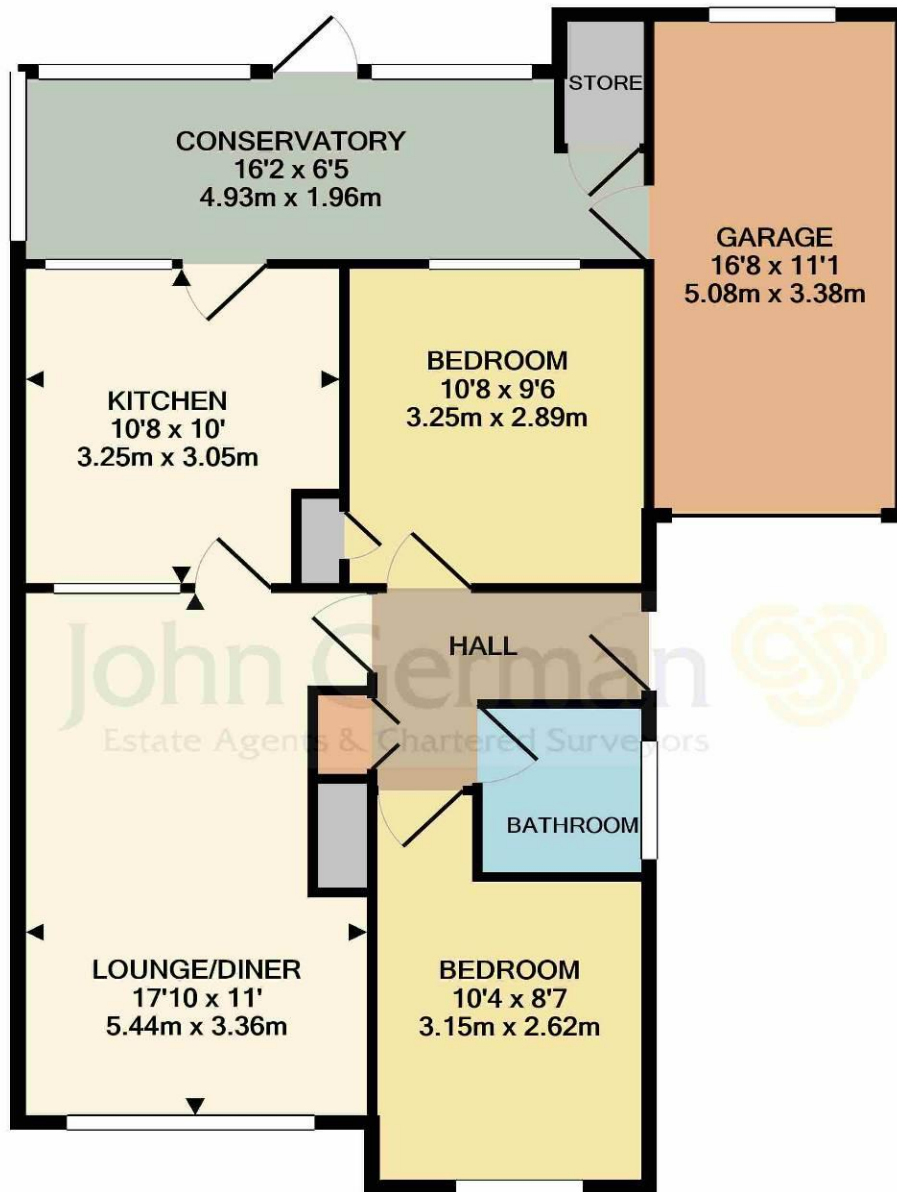






John Gorman





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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
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JohnGerman.co.uk Sales and Lettings Agent

