

Oyster Close

Burton-on-Trent, DE14 3BN

John German





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Guide Price £210,000

Situated within a quiet cul-de-sac in the popular village of Branston, this well-presented three-bedroom town house offers approximately 1,048 sq ft (97.5 sq m) of versatile accommodation arranged over three floors. Recently redecorated and refreshed with new carpets, the property is offered for sale with no upward chain and provides excellent flexibility for modern family living.



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Upon entering, the welcoming entrance hallway provides access to the accommodation and benefits from useful built-in storage. To the rear of the ground floor is the third bedroom, a generous double room with French doors opening directly onto the rear garden. This room offers excellent flexibility and could equally be utilised as a home office, playroom or additional reception space if desired. The ground floor also provides an integral garage and a convenient WC with hand wash basin.

The first floor is centred around the spacious kitchen/diner, fitted with a range of wall and base units, drawers, oven and extractor fan, together with space and plumbing for both a washing machine and dishwasher. A double sink is also provided. There is room for a dining table and chairs, whilst two windows overlook the allotments to the rear, creating a pleasant outlook.

To the front of this floor is the generous living room, which benefits from French doors opening onto a private balcony. Also located on the first floor is a further WC with hand wash basin.

The second floor comprises two further double bedrooms. The rear bedroom enjoys the lovely outlook over the allotments and benefits from useful built-in storage cupboards. The principal bedroom is positioned to the front and features fitted wardrobes together with a private en-suite shower room, comprising shower cubicle, WC and hand wash basin. A family bathroom completes the accommodation and is fitted with a bath with shower over, WC and hand wash basin.

Externally, the property benefits from a front garden and private driveway, providing useful off-road parking and an attractive approach to the property. To the rear, the garden begins with an initial decked seating area, leading onto a predominantly lawned garden. Despite being a mid-terraced property, there is no requirement for neighbouring properties to cross or access the garden, with access provided separately via the rear. This provides an added degree of privacy and makes the garden particularly practical for those looking for their own outdoor space.

The property also offers considerable versatility. With three floors and three bedrooms, there is scope for buyers to configure the accommodation to suit their individual requirements. Subject to the necessary planning and building regulation consents, the integral garage may also offer potential for conversion to create additional living accommodation.

Oyster Close is a quiet residential cul-de-sac within Branston, ideally positioned for access to a range of local amenities, schooling and everyday facilities. Burton-on-Trent town centre is also within easy reach, offering a wider selection of shops, restaurants, leisure facilities and transport links.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 C

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

Our Ref: JGA/27082026







Ground Floor



Floor 1



Floor 3



Approximate total area^m

97.5 m²
1048 ft²

Balconies and terraces

3.1 m²
33 ft²

Reduced headroom

0.5 m²
6 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.

GIRAFFE 360



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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.

Agents' Notes

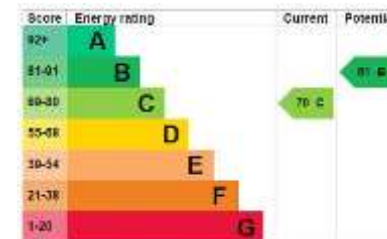
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Referral Fees

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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