

Branston Road

Burton-on-Trent, DE14 3DB



This lovely character period detached has plenty of charm with a generous layout, currently used as offices with the potential to be a superb three bedroom, two bathroom, two reception room home in a sought after location with no chain.

£285,000



John German 

Set in a non estate location is this period detached property, from the outside it's a superb character property currently used as offices classed as B1 perfect for those seeking a unique place to work from. The buyer could also apply to return the property to residential making it an ideal family home.

Set on a lovely plot with a generous drive and with a low maintenance block paved garden to rear its handy for the town centre, schools and shops together with easy access to the A38.

A large side door opens into a welcoming hall with a feature staircase off to the first floor and a period tiled floor adding character and high ceilings add to the spacious feel.

To the left is a lounge with bay window framing views to front currently used as an office.

Off the hall is a useful guest WC with under stairs storage.

The second reception room is also currently used as an office with a fireplace, windows to side and door opening out to gardens.

The kitchen has fitted base and eye level units with space for appliances and door to the rear.

The landing has doors leading off to three bedrooms. Bedroom one with a dual aspect currently used as a boardroom, bedroom two at the rear with a small ensuite and bedroom three a single.

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: 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/>

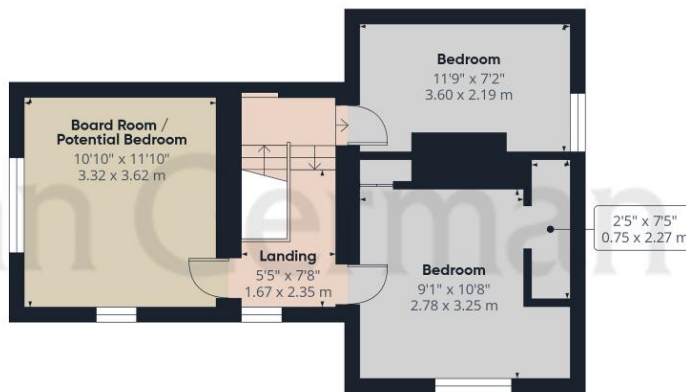
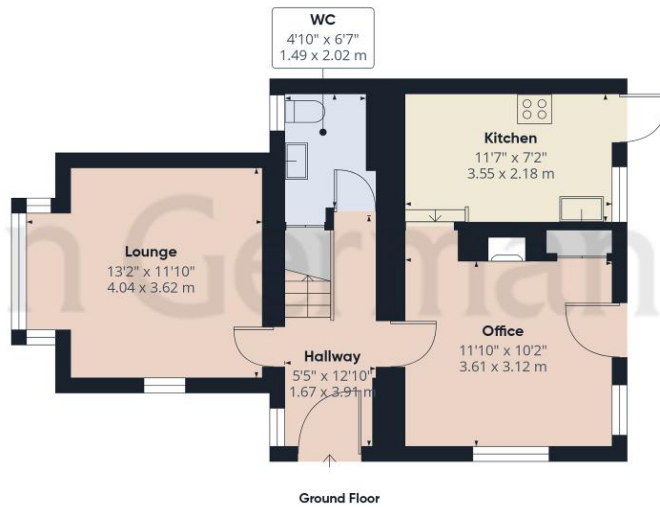
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band

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

Our Ref: JGA10032026

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Approximate total area⁽¹⁾
842 ft²
78.4 m²

(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.

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