Branston Road

Burton-on-Trent, DE14 3DB







This traditional end terrace offers a superb home with two good size reception rooms, a fitted kitchen, two large double bedrooms, a huge bathroom and an amazing long rear garden with a paved terrace, offering a fantastic first home.

£165,000

John German

This lovely character end terrace offers an ideal first home with the town centre in easy reach, together with shops close by and excellent transport links being just a few minutes drive from the A38.

Set behind a compact front garden, the front door opens into a light and spacious living room with a lovely bay window and fireplace.

An inner hall with a useful under stairs cupboard then leads to a good size sitting/dining room with stairs off to the first floor, window to rear and door to a fitted kitchen with base and eye level units, plus a handy utility area.

To the first floor, the landing has doors off to two large double bedrooms and the family bathroom. The master has plenty of space with a useful built in cupboard and views to front. Bedroom two has garden views and a fireplace adding a character feel.

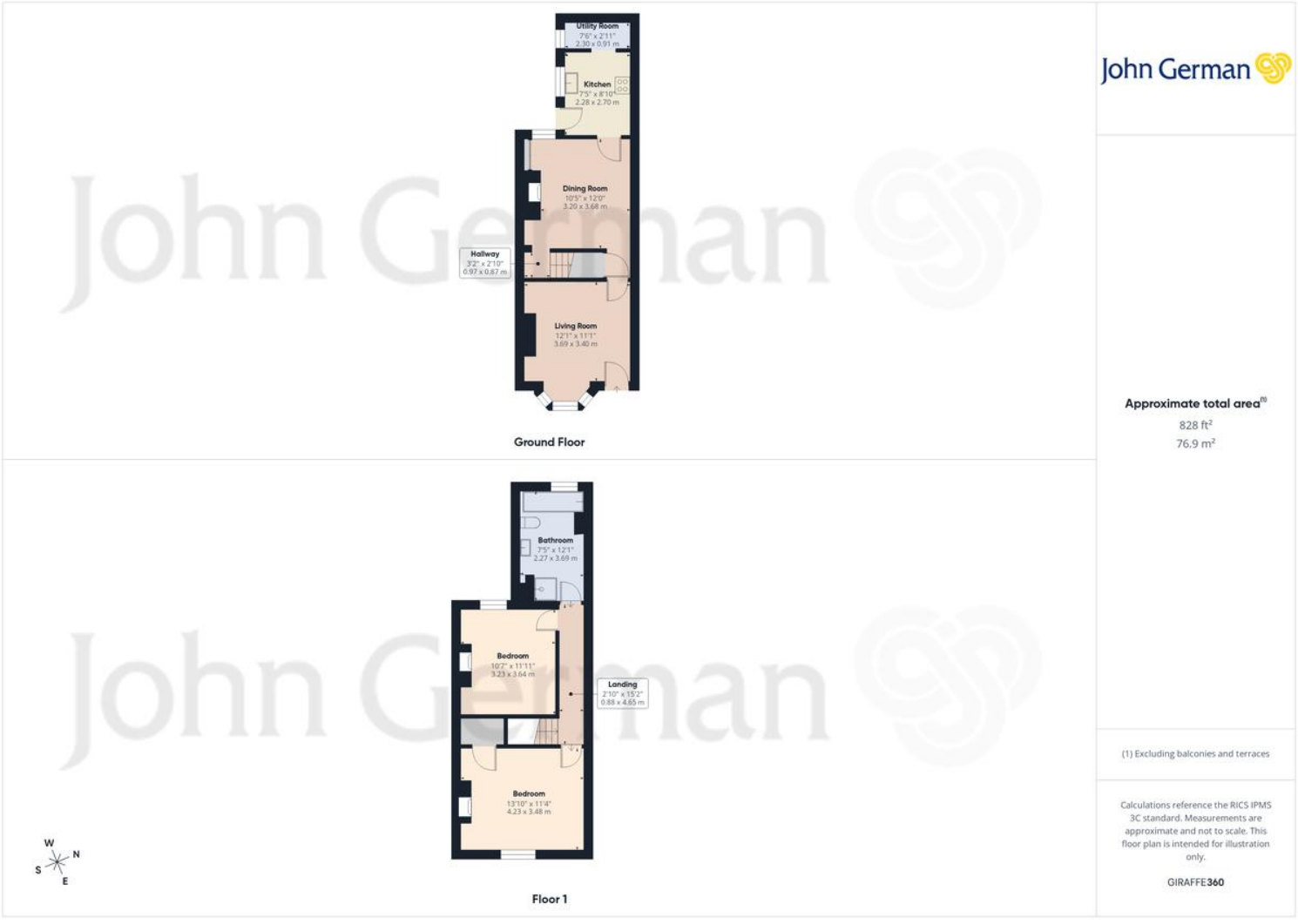
The superb bathroom is incredibly spacious with both a bath and a separate shower.

To the rear there is an amazing long garden with a paved terrace at the end of the garden creating a lovely space to relax outdoors. There is a shared side entry with gated access to the rear gardens.

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: On road
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02042026

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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.




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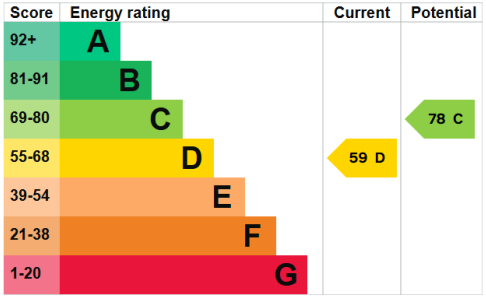

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Agents' Notes

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.

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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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