

**8 Kempton Road  
Burton-On-Trent  
DE15 0JX**

**Offers In Excess  
Of £200,000**



- OPPORTUNITY TO UPGRADE
- NO UPWARD CHAIN
- THREE BED DETACHED
- LOUNGE
- DINING KITCHEN
- BATHROOM ON FIRST FLOOR
- GAS CENTRALLY HEATED
- DRIVE
- GARDEN TO FRONT AND REAR
- CLOSE TO ALL LOCAL AMENITIES



## GENERAL INFORMATION

### THE PROPERTY

Positioned in a tranquil cul-de-sac on Kempton Road, this three-bedroom detached house presents an excellent opportunity for those looking to make their mark. Subject to the necessary permissions, it has potential for upgrading and extension. This property is perfect for families or individuals seeking a home that can evolve with their needs AND IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

A door to the side aspect opens into the entrance hall that leads to a lounge, with a bow window offering light from the front aspect. The dining kitchen is to the rear with a door giving access to the garden

Venturing upstairs, you will find three bedrooms and a family bathroom that completes the upper floor.







Externally, the property offers a driveway at the front, providing convenient off-road parking. A gate leads you into the rear garden, which enjoys a delightful sunny aspect, perfect for outdoor relaxation. The garden features a lawn, ample space for a shed and greenhouse, and a patio area.

This detached house on Kempton Road is a wonderful opportunity for those looking to create their dream home.

#### LOCATION

The property is conveniently located close to schools for all ages, local shops, the post office, doctors, and a pharmacy. A bus service is a short walk away, and the town centre of Burton upon Trent is a short drive away.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.18m x 1.89m (3'10" x 6'2")

Has stairs off to first floor, door to kitchen, coving to ceiling, radiator, ceiling light point and door through to lounge.

#### LOUNGE

4.48m x 4.03m max to window 3m min (14'8" x 13'2" max to window 9'10" min)

Has a bow window to the front aspect, radiator, coving to ceiling, ceiling light point and a feature stone fire surround with stone lintels with living flame gas fire inset.

#### DINING KITCHEN

4.47m x 2.60m (14'7" x 8'6")

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, there are butchers block worktops, stainless steel sink and side drainer, provision for washing machine, space for gas cooker, the domestic hot water and central heating Baxi boiler is also housed here, window looks out over the garden, a door leads out onto the rear patio area and there is a very useful understairs storage pantry area.

#### FIRST FLOOR

Stairs rise to the first floor landing.

#### LANDING

1.91m width x 2.05m (6'3" width x 6'8")

Has loft access point, coving to ceiling, useful overstairs storage linen cupboard where the domestic hot water and



central heating tank is housed and doors lead off to:

#### BEDROOM ONE

2.64m x 4.51m (8'7" x 14'9" )

Has a window to the rear aspect, coving to ceiling and radiator.

#### BEDROOM TWO

2.60m x 3.13m to window wall (8'6" x 10'3" to window wall )

Has coving to ceiling, ceiling light point and radiator.

#### BEDROOM THREE

3.15m x 1.87m (10'4" x 6'1")

Has a window to the front aspect, radiator, ceiling light point and coving to ceiling.

#### BATHROOM

1.83m width x 1.67m to window (6'0" width x 5'5" to window)

Step rises to the bathroom which has a shower bath with mixer taps and Triton electric shower

over, pedestal hand wash basin and W.C., there is an obscure window to the side aspect, radiator and tiled surrounds.

#### OUTSIDE

The property sits back off Kempton Road behind a lawned frontage with a block paved driveway that leads all the way down the side of the property, a gate gives access into the rear garden which is predominantly laid to lawn with raised flower beds, patio area, ample space for sheds and greenhouses.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

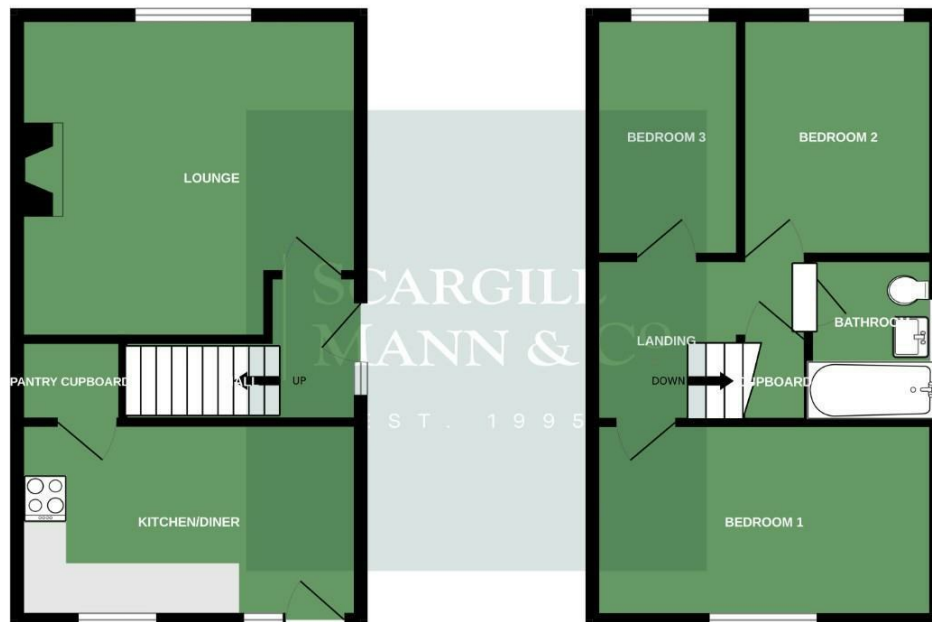
<http://www.derbyshire.gov.uk/>

## VIEWING

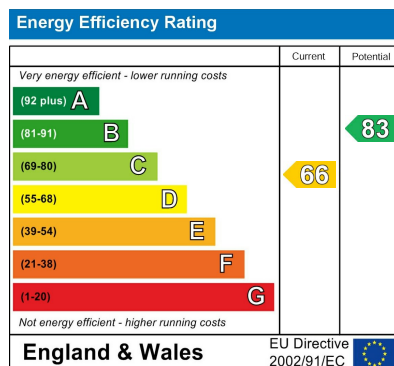
Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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