

**28 Harbury
Street
Burton-On-Trent
DE13 0RX**

Price £250,000



- NO UPWARD CHAIN
- GENEROUS CORNER PLOT
- THREE BEDROOMS
- BATHROOM WITH BATH AND SEPARATE SHOWER
- LOUNGE
- DINING ROOM WITH FRENCH DOORS INTO GARDEN
- FITTED KITCHEN
- DRIVE, GARAGE AND GARDENS
- SCOPE FOR COSMETIC IMPROVEMENT

GENERAL INFORMATION

THE PROPERTY

Sitting on a generous corner plot on Harbury Street, close to Burton's Queens Hospital, this traditional semi-detached house presents an excellent opportunity for those seeking a family home with potential for cosmetic improvement. The property boasts a spacious front drive that leads to a garage, providing ample parking space.

Inside, the home features two well-proportioned reception rooms; the rear dining room has French doors leading out to the garden. There is a fitted kitchen with a door out to the rear garden. On the first floor, you will find three comfortable bedrooms. The spacious bathroom is equipped with both a bath and a separate shower room.

The low-maintenance garden to the rear is ideal for those who prefer to spend less time on upkeep and more time enjoying outdoor activities. With no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, a family or looking to invest, this home offers a wonderful blend of space, potential, and location. Don't miss the chance to view this property and envision the possibilities it holds.





LOCATION

Harbury Street sits close to Burton's Queens Hospital and has a range of amenities including convenience stores, hairdressers, doctors' surgery, pharmacy, and schooling. There is a public bus service allowing for travel back into Burton's town centre.

ACCOMMODATION

Entrance door opening through to entrance porch.

ENTRANCE PORCH

1.86m width x 1.61m (6'1" width x 5'3")
Having wall light point, wood effect flooring and archway leading to entrance door.

HALLWAY

1.95m inc stairs x 4.03m (6'4" inc stairs x 13'2")
Stairs off to first floor, radiator, ceiling light point, useful under stair storage cupboard, wood effect flooring, door to lounge, door to dining room and door to kitchen.

LOUNGE

4.35m into bay window x 3.92m (14'3" into bay window x 12'10")
Having a window to the front aspect, wood effect flooring, a wall mounted gas fire, original picture rail, radiator and ceiling light point.

DINING ROOM

3.47m x 4.11m to french doors (11'4" x 13'5" to french doors)
Having French doors with glazed panels that lead out onto the rear patio, feature fire surround with gas fire inset, picture rail, radiator and ceiling light point.

KITCHEN

4.17m x 2.61m (13'8" x 8'6")
Having a window to the side aspect and is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter composite sink with mixer taps,, there is space for an electric cooker, the

domestic hot water and central heating Worcester Bosch boiler is housed here, there is provision for a washing machine and a door that leads through into the pantry area.,

PANTRY AREA

Which is fitted with shelving and has a window to the rear aspect.

FIRST FLOOR

LANDING

Having window to the side aspect, ceiling light point, loft access point and all doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE

4.53m into window x 3.52m (14'10" into window x 11'6")
Is fitted with built in wardrobes, over head cabinets, dressing table, coving to ceiling, ceiling light point, radiator, wood effect flooring and large bay window to the front aspect.



BEDROOM TWO

3.64m into chimney breast x 4.08m (11'11" into chimney breast x 13'4")

There is a window to the rear aspect and is fitted with built in wardrobes, drawers and shelving, there is a picture rail, wood effect flooring, radiator and ceiling light point.

BEDROOM THREE

2.35m x 2.72m to rear of wardrobe (7'8" x 8'11" to rear of wardrobe)

Has a feature square window to the front aspect, a range of built in wardrobes providing hanging space and shelving and matching drawer units, wood effect flooring, radiator, loft access point and ceiling light point.

FAMILY BATHROOM

4.28m x 1.83m min 2.23m max (14'0" x 6'0" min 7'3" max)

Is equipped with a panelled bath, pedestal hand wash basin, W.C. and a fully tiled shower enclosure with electric shower, there is a built in storage cupboard with shelving, there are tiled surrounds, heated towel rail, obscure window to the rear aspect and ceiling light point.



GARAGE

3.55m width x 5.48m (11'7" width x 17'11")

Has up and over door, obscure window to the rear aspect, personal access door out onto the rear patio where an outside sink can be found and a gardeners toilet.

OUTSIDE

The property sits back off Harbury Street behind a block paved driveway providing parking for three to four vehicles and leads to the garage with an up and over door. A gate at the side of the property also leads to the rear garden which is fully enclosed and predominantly low maintenance with patio areas, ample space for sheds and greenhouses, raised beds with shrubbery, spaces for kitchen gardens if required and is all of a generous size.

AGENTS NOTES

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

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These



are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

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

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/>

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) A

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