



Ratcliffe Avenue, Branston, Burton on Trent, DE14 3DA

**Nicholas
Humphreys**

Asking Price £215,000

**** End Town House ** Cul De Sac Position ** Modern Fitted Kitchen ** Double Driveway ****

A modern end townhouse in a popular Branston cul-de-sac, ideally placed for the A38 and Branston Golf & Country Club. The home offers a refitted kitchen, open-plan lounge diner with patio doors to the rear garden, guest cloakroom, three good sized bedrooms, the master with double wardrobes, and a family bathroom.

Outside, there is a driveway, enclosed private rear garden, and garden shed. UPVC double glazed and gas centrally heated throughout, this is an ideal first or second-time buy.



The Accommodation
Ratcliffe Avenue, Branston

A modern end townhouse occupying a desirable cul-de-sac position on the popular Regents Park development. The property is set back from the road with a neat lawned frontage and a side tarmacadam driveway providing off-road parking. A UPVC double glazed entrance door opens into the welcoming reception hallway, finished with ceramic tiled flooring, staircase rising to the first floor and access to the principal ground floor rooms.

The guest cloakroom is fitted with a WC, hand wash basin, radiator and UPVC double glazed window to the front elevation. To the front aspect is the stylish refitted kitchen, offering a wide selection of gloss-fronted base units and drawers, matching wall cupboards and preparation surfaces. Built-in appliances include oven and four-ring gas hob with extractor hood above, whilst there is also space for a washing machine and fridge freezer. The gas-fired central heating boiler is wall mounted within the kitchen, and freestanding appliances may be included in the sale, subject to negotiation.

Positioned across the rear of the home is the open-plan lounge diner, a bright and versatile space with laminate flooring, UPVC double glazed window, radiator, and a useful walk-in understairs storage cupboard. Sliding patio doors open directly onto the rear garden, creating an excellent flow between inside and out.

The first floor accommodation offers a landing with access to the loft and airing cupboard housing the hot water cylinder. The master bedroom is positioned across the front aspect, complete with built-in double wardrobes, radiator and UPVC double glazed window. There are two further generously sized bedrooms overlooking the rear garden, together with a central family bathroom fitted with a three-piece suite comprising WC, pedestal wash basin and panel bath with electric shower above, complemented by a heated towel rail, shaver point, extractor fan and UPVC double glazed window.

Externally, the property enjoys a well-maintained and fully enclosed rear garden, offering an excellent degree of privacy. The garden is laid with a paved patio area, raised planters, fenced boundaries and a timber garden shed.

The home benefits from UPVC double glazing and gas central heating throughout, and represents an ideal opportunity for the first-time buyer or young family. Conveniently located for access to the A38, the property provides excellent commuter links to Derby, Lichfield and beyond. All viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Fitted Kitchen
2.46m x 2.79m (8'1 x 9'2)

Lounge Diner
4.45m max x 4.42m max (14'7 max x 14'6 max)

First Floor

Main Bedroom
3.86m x 2.54m (12'8 x 8'4)

Bedroom Two
2.92m x 2.01m (9'7 x 6'7)

Bedroom Three
2.34m x 2.01m (7'8 x 6'7)

Bathroom

Driveway & Garden

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: Fibre to Cabinet TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

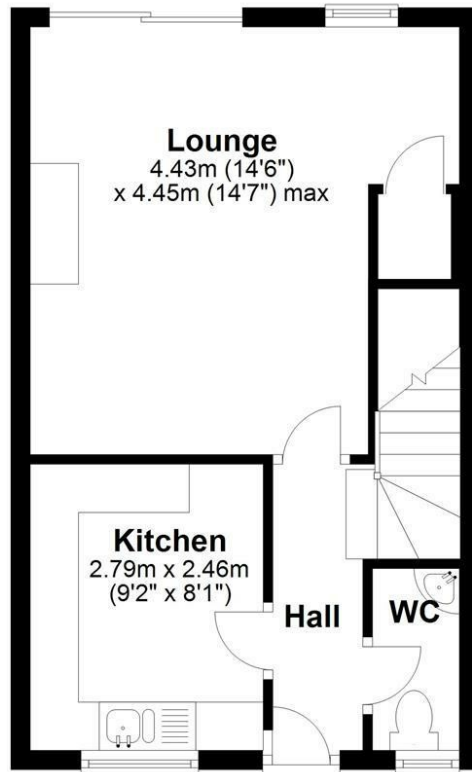
Draft details awaiting vendor approval and subject to change



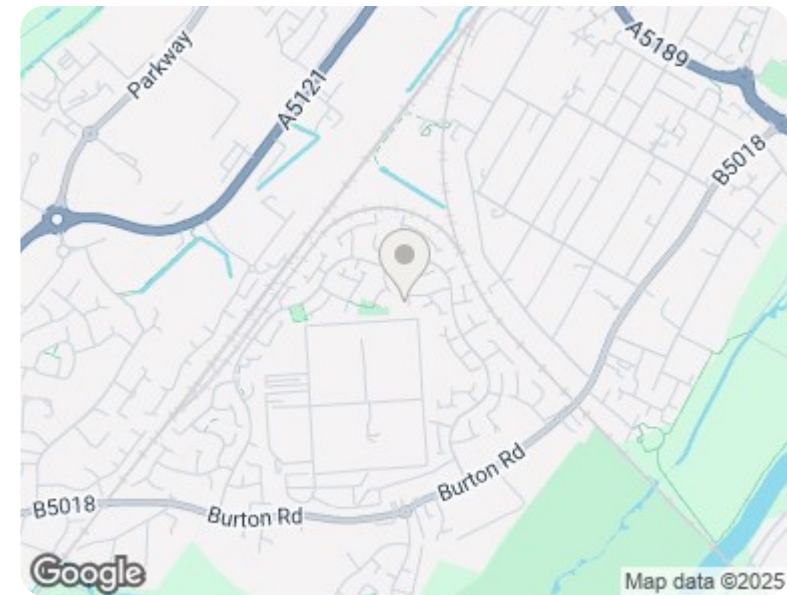
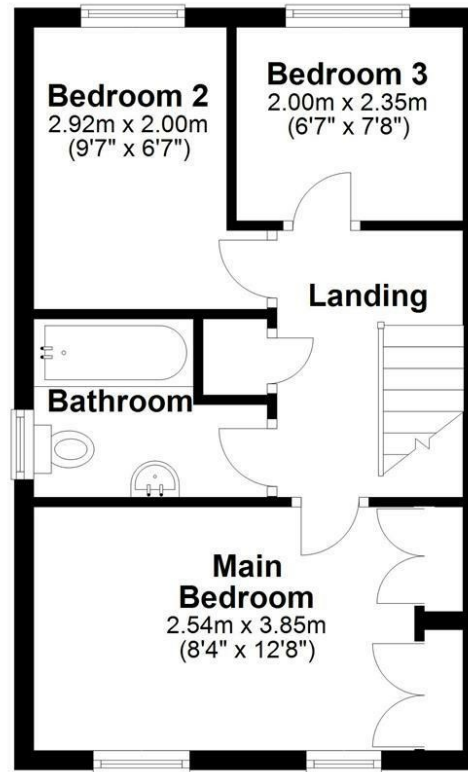




Ground Floor



First Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN