

# East Street

Winshill, Burton-on-Trent, DE15 0BS



This well presented 3 bedroom end of terrace house will suit a multitude of buyers from savvy investors, first time buyers and small families. Located just moments away from parks, local schools, shops and pubs this home is in an ideal convenient spot. This spacious home is jam packed full of features and is ready for a new owner to call this wonderful property home.

£175,000



John German 

The first thing you will notice is the mature front gardens adding privacy to the home. Through the entry you will come to a convenient porch/cloakroom area and a downstairs WC which adds great functionality to the home.

This property benefits from PV solar installation, battery storage and heat pump central heating system, helping to reduce energy bills with a currently monthly payment of around £80 and annual usage currently around 3500 kwh.

The modern kitchen is located off the main hallway, this spacious kitchen offers great storage options, masses of worktop space and good quality appliances.

The main living/dining space is a fantastic size and backs on to the rear gardens. The dining space is ample size for entertaining with family and friends and overlooks the lounge area which will accommodate all of the family.

The rear garden is accessed through sliding doors from the dining area. The 2 tier garden offers multiple zones, a large paved patio area which is a perfect space to entertain and a raised lawn area for the children.

The master bedroom is a fantastic size and benefits from large built in wardrobes, good quality flooring and a large window.

The 2 bedrooms are both double rooms which is rare in a property like this. They are both light filled and are perfect for children or guest rooms.

The bedrooms are serviced by a well presented family bathroom which consists of an over bath shower, sink and WC.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03072023

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







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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