

Winchester Drive

Branston, Burton-on-Trent, DE14 3AZ



Offering huge potential this end terrace property comes complete with a separate garage, generous rear garden and large shed. The property is well located and is in close proximity to Branston golf course, local pubs, restaurants and schools.

£160,000

John German

The first thing you will notice is the off street parking and carport as you pull up to the home, this is in addition to the separate garage.

Through the front porch you come into the spacious lounge that has the stairway to the first floor and benefits from a large window. Leading off is the kitchen/diner that overlooks the rear garden with base units, worktop with sink and drainer plus a large pantry cupboard.

The rear gardens are generous in size with a large greenhouse and huge storage shed. There is also access to the rear garden through the carport.

On the first floor there are three bedrooms, two of which are double sized rooms and would have room for built in wardrobes. They are serviced by a family bathroom which consists of a bath, 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

www.eaststaffsbc.gov.uk

Our Ref: JGA/09102023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1006.09 ft²
93.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

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.

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