

Torrance Close

Branston, Burton-on-Trent, DE14 3GX



Offered for sale with no upward chain, this two bedroom mid terrace property combines well-proportioned accommodation, a private garden, off-road parking and the rare benefit of a separate garage and driveway in a quiet cul-de-sac location.

£175,000



John German

This property represents an excellent blank canvas: ready to move into yet offering plenty of scope for a new owner to make and enhance over time. Whether you are a first-time buyer, an investor, or someone looking for a home to put their own stamp on, this well-located house is well worth viewing.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway & Garage
Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains
Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA22092025

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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The Property
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TRADING STANDARDS UK

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Agents' Notes

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