



Nelson Street, Winhill,  
Burton-on-Trent





£160,000



## Key Features

- Charming Cottage Style Property
- Secluded & Peaceful Setting
- Generous & Well Established Gardens
- Ample Off Road Parking
- Immediate Vacant Possession
- Two Bedrooms
- EPC rating E
- Freehold







A charming cottage style property situated close to the heart of Winshill, standing on a private driveway serving just a hand full of neighbouring properties. Complemented by a good sized established garden the property offers many attractive features and complemented by off road parking. Internally the property in brief comprises;

- entrance porch, living room with inglenook style fireplace, good sized kitchen, small conservatory to rear and on the first floor a landing leads to two double bedrooms and bathroom. Externally there is a long enclosed rear garden whilst to the front there is car parking for two vehicles and an ornamental garden area.

### Accommodation In Detail

Half glazed entrance door opening into:

### Entrance Porch

having inner door opening into:

### Living Room 5.57m x 3.64m (18'4" x 11'11")

having double glazed window to front elevation, storage heater, winding staircase to first floor, inglenook style feature fireplace with brick inserts housing a gas fire on a tiled hearth, adjacent shelving and further double glazed leaded window to side elevation.

### Kitchen 3.29m x 2.68m (10'10" x 8'10")

having an acrylic sink with mixer tap set into worktop with tiled surrounds, oak fronted base cupboards with drawers, ample appliance space for fridge/dishwasher, washing machine, cooker etc, matching wall mounted units, corner display shelving, wall mounted gas boiler, windows to rear and side elevations and door to conservatory/rear porch.

### Conservatory/Rear Porch

A shallow part glazed area with glazed door to side.

### On The First Floor

### Landing

leading to:

### Bedroom One 3.37m x 3.4m (11'1" x 11'2")

having storage heater and window to rear elevation.

### Bedroom Two 2.83m x 3.38m (9'4" x 11'1")

having storage heater and window to front elevation.

### Bathroom

having ivory coloured suite comprising bath, wc, wash basin, built-in cupboard, tiled surrounds and window to side elevation.

### Outside

To the front of the property there is a gravelled car standing area with an established hedgerow border, flower beds and steps rise to a pathway giving access to the front door. There is pedestrian access to the side. There is a hard standing/patio area to the side which extends to the rear, there is a path to the side and the garden is laid predominantly to grass with some established shrubs and plants.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

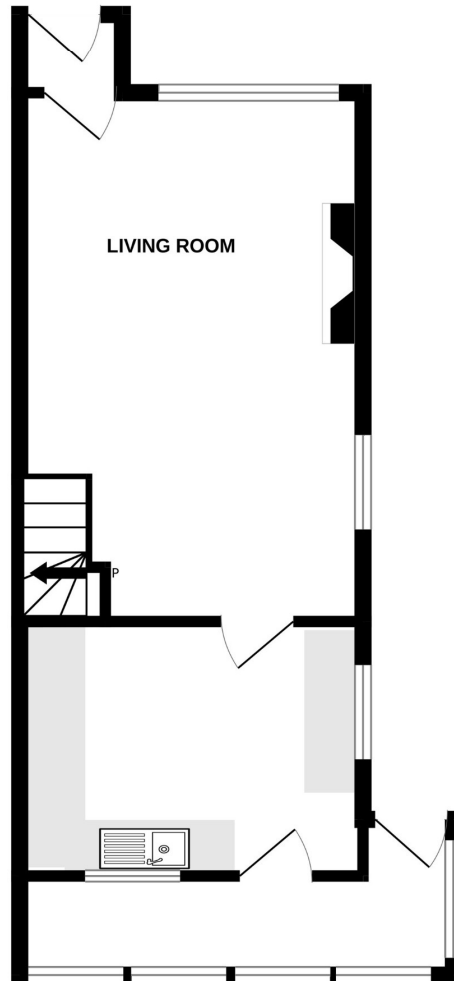
### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

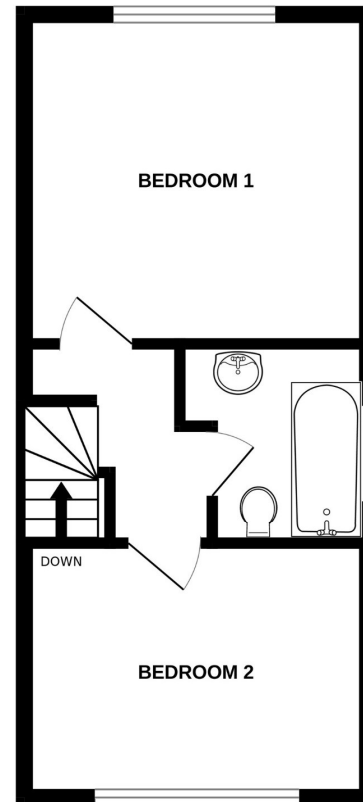
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.

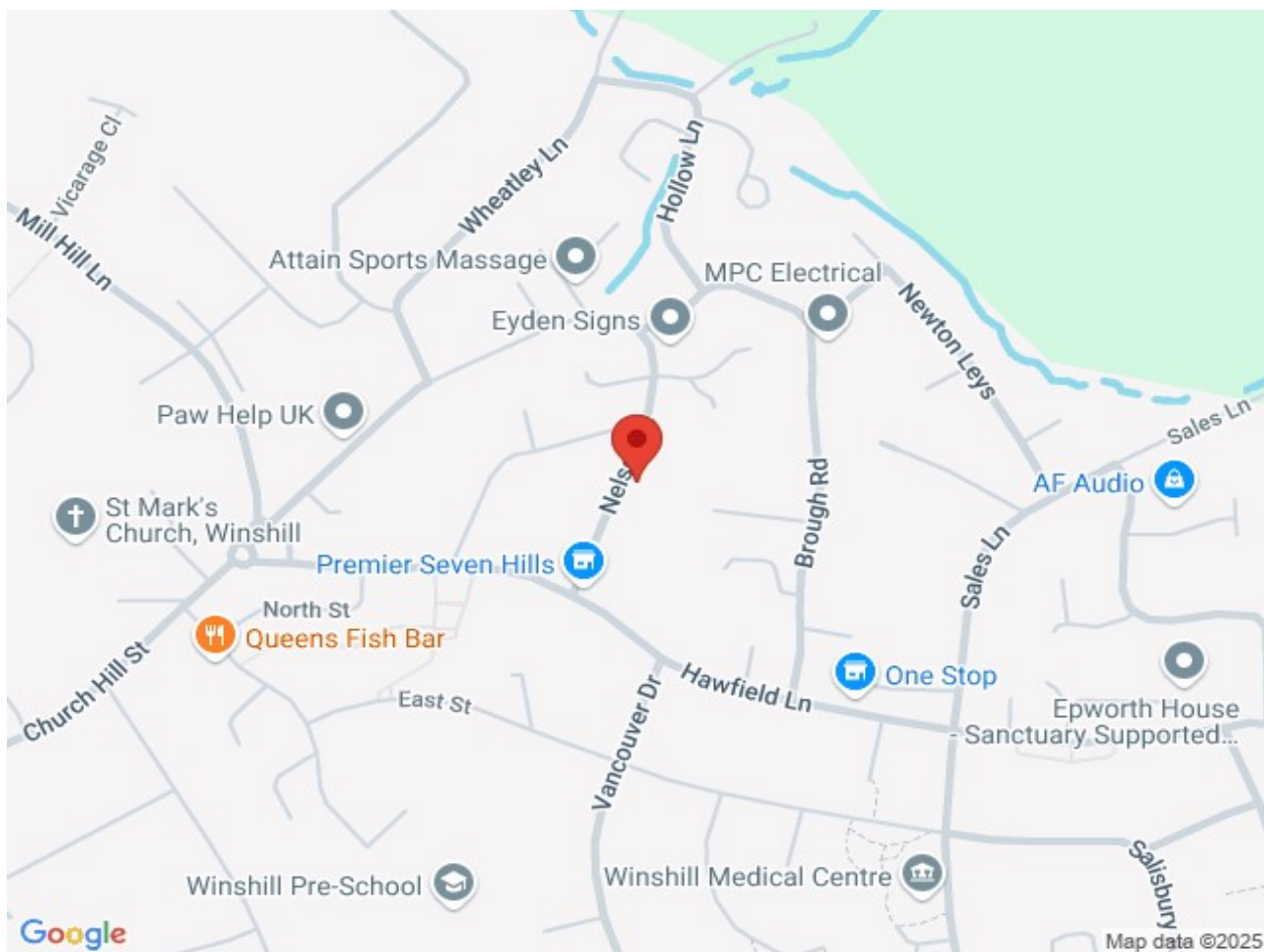


TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025







| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 42      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |         |                         |