ABODE
SALES & LETTINGS

Winchester Drive, Branston, DE14 3FD

Asking Price £145,000

https://www.abodemidlands.co.uk

A well-presented two-bedroom townhouse offering well-proportioned accommodation, ideal for first time buyers, downsizers or investors. The property benefits from a lounge diner with French doors opening onto the rear garden, a fitted kitchen, two bedrooms, a modern shower room, an enclosed rear garden with patio and lawn, together with designated parking to the front.

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Accommodation

Ground Floor

An entrance hallway provides access to the fitted kitchen and staircase rising to the first floor. To the rear of the property is a lounge diner featuring a fireplace and French doors opening onto the rear patio and garden, creating an ideal space for both relaxing and entertaining.

First Floor

The first floor landing leads to two bedrooms and a modern shower room fitted with a walk-in shower, wash hand basin and WC.

Outside

To the front of the property is designated parking. The enclosed rear garden enjoys a paved patio seating area leading onto a lawn, with fenced boundaries, gated rear access and a timber garden shed providing useful outdoor storage.

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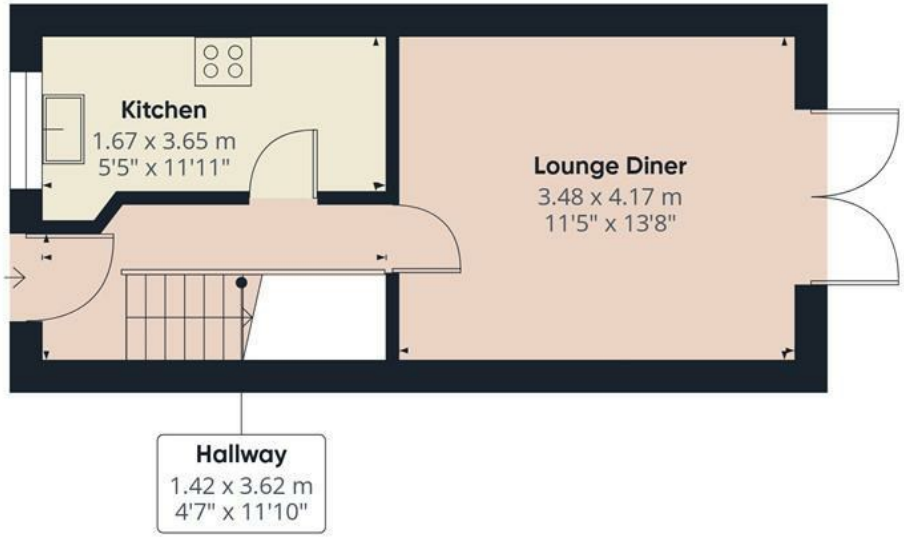
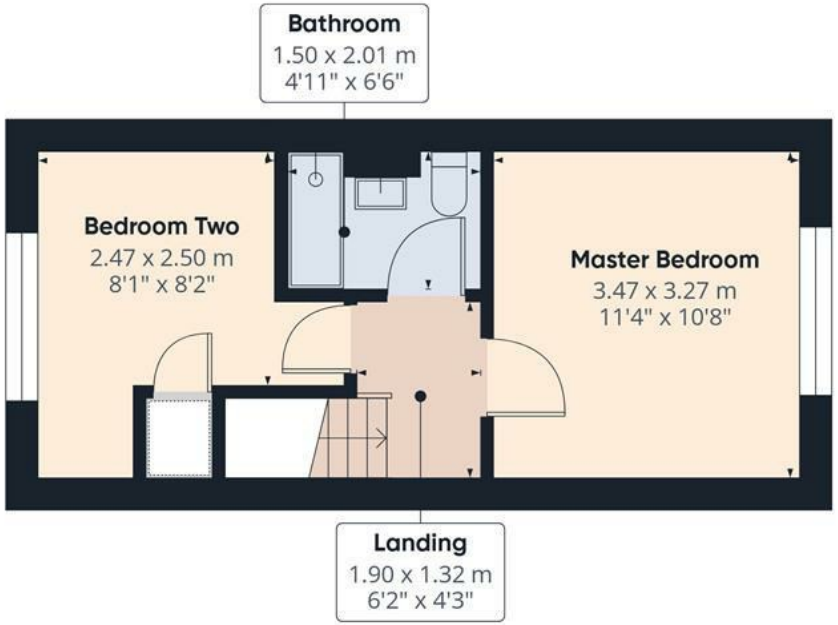


Floor 0



Floor 1

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Approximate total area(1)

51.8 m²

558 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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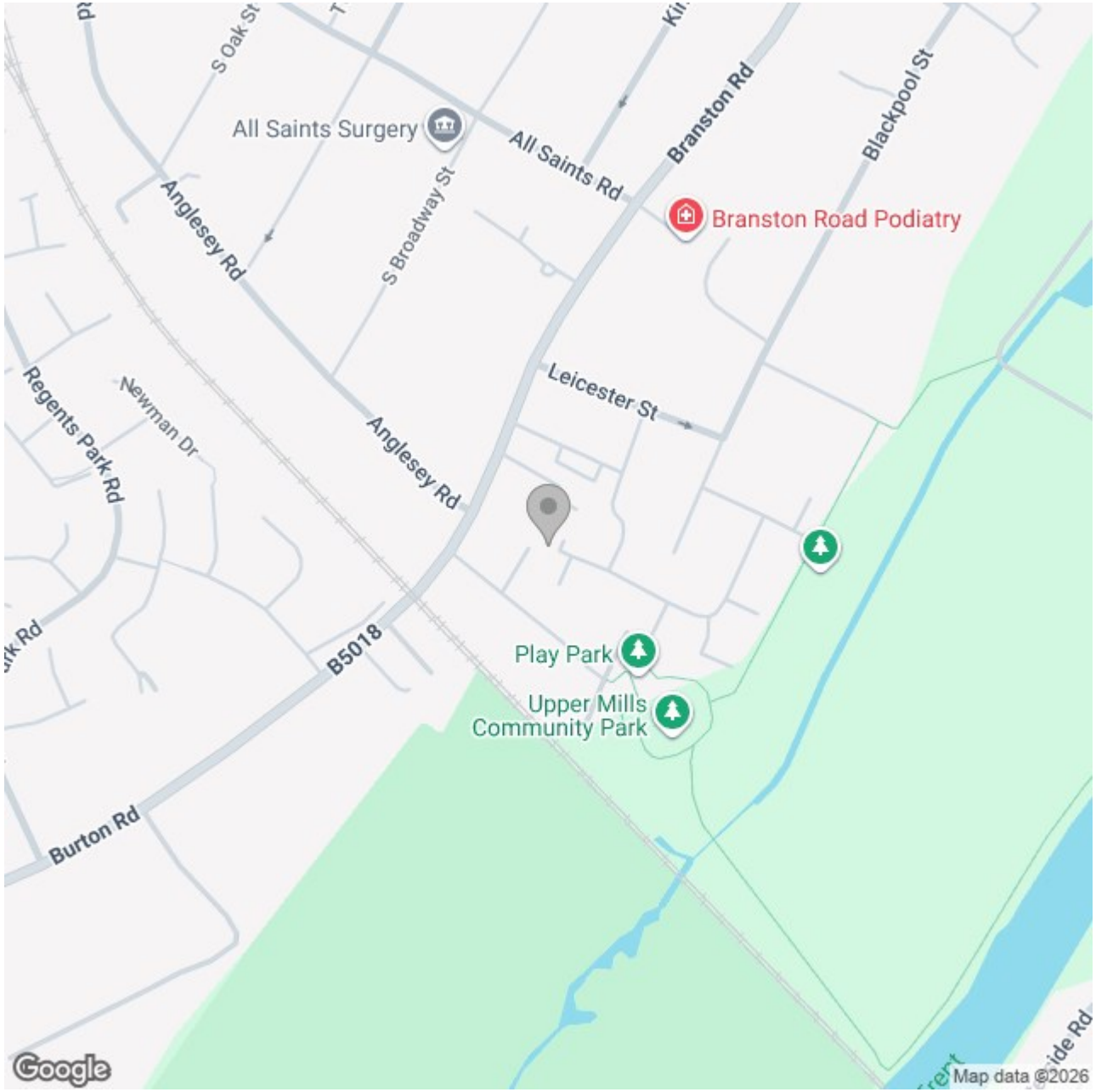

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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