

Nelson Street

Winhill, Burton-on-Trent, DE15 0DE



This traditional two-up, two-down terraced home has been thoughtfully extended to the rear, creating a spacious and practical layout ideal for modern living. Neutrally decorated throughout, the property is move-in ready and perfectly suited to first-time buyers, young couples, or investors alike.

Guide Price £135,000



John German 

The ground floor begins with a welcoming front living room, featuring a charming fireplace and a large front-aspect window that fills the space with natural light. To the rear, the second reception room is currently arranged as a dining room, offering ample space for a family-sized table and chairs-ideal for both everyday meals and entertaining.

The property has been extended to provide a full-width kitchen, fitted with a range of wall and base units, oven, gas hob with extractor fan, washing machine, and space for a fridge freezer. Generous worktop space runs along all sides, with the right-hand side cleverly utilised as a breakfast bar area.

Beyond the kitchen, a small hallway leads to the rear garden via an external door and provides access to fitted storage cupboards and the ground floor bathroom. The bathroom is well-appointed with a shower over bath, WC, and hand wash basin. There is also a useful understairs storage cupboard.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and filled with natural light.

Externally, the front of the property features a low-maintenance garden, while the rear garden offers an initial patio area with steps leading up to a second patio, with the remainder laid to lawn-perfect for relaxing or entertaining outdoors. Ideally located in Winhill, the property benefits from a range of nearby amenities including local shops, schools, transport links, and easy access into Burton town centre.

Offered for sale with no upward chain, this is a fantastic opportunity to acquire a well-presented home in a convenient location.

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: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

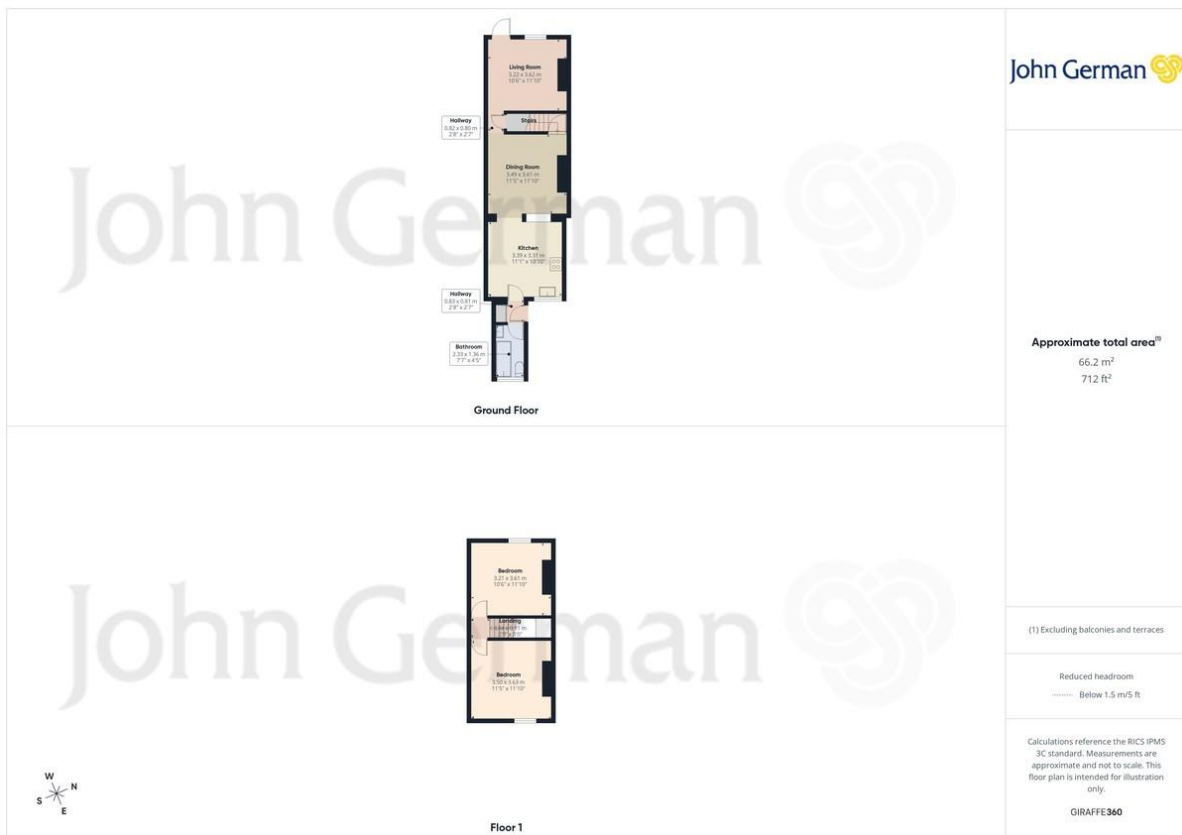
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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