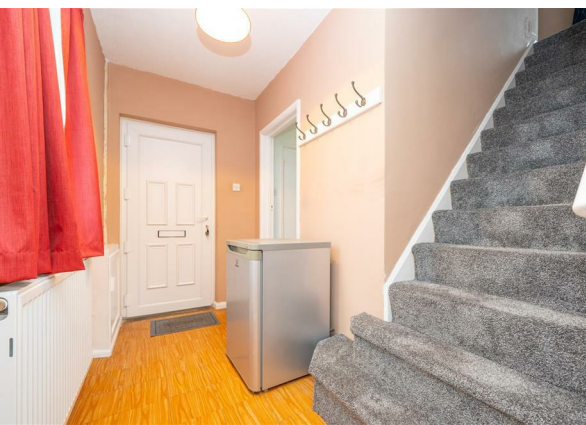


Melbourne Avenue, Burton-On-Trent, DE15 0EP

£160,000

Council Tax Band: A



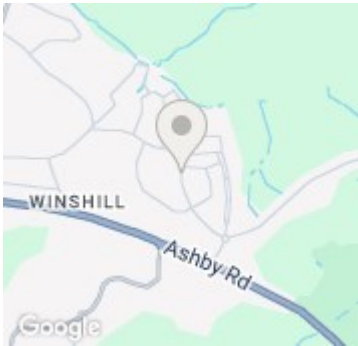
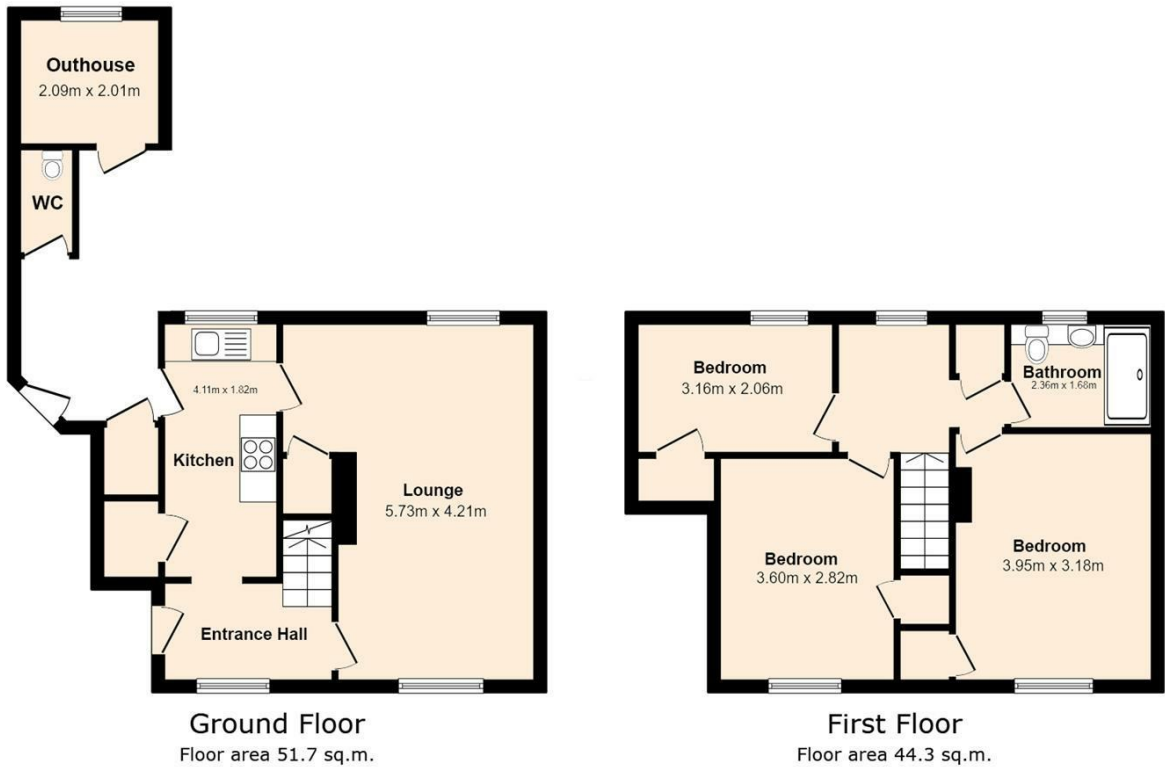


Located on a popular residential street in Winshill, this well-presented three-bedroom mid-terrace home offers generous accommodation across two floors, making it an ideal option for first-time buyers, families, or anyone looking for a spacious and affordable home in a convenient location. Melbourne Avenue provides easy access to local schools, shops, parks, and commuter routes into Burton town centre and beyond.

The property features a large lounge, a modern kitchen, newly fitted shower room, a useful rear porch/utility/WC, and three good-sized bedrooms. Outside, the property benefits from a private rear garden and also a neatly kept fore garden at the front.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area: 96.0 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)