Nelson Street

Winshill, 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 £130,000

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.

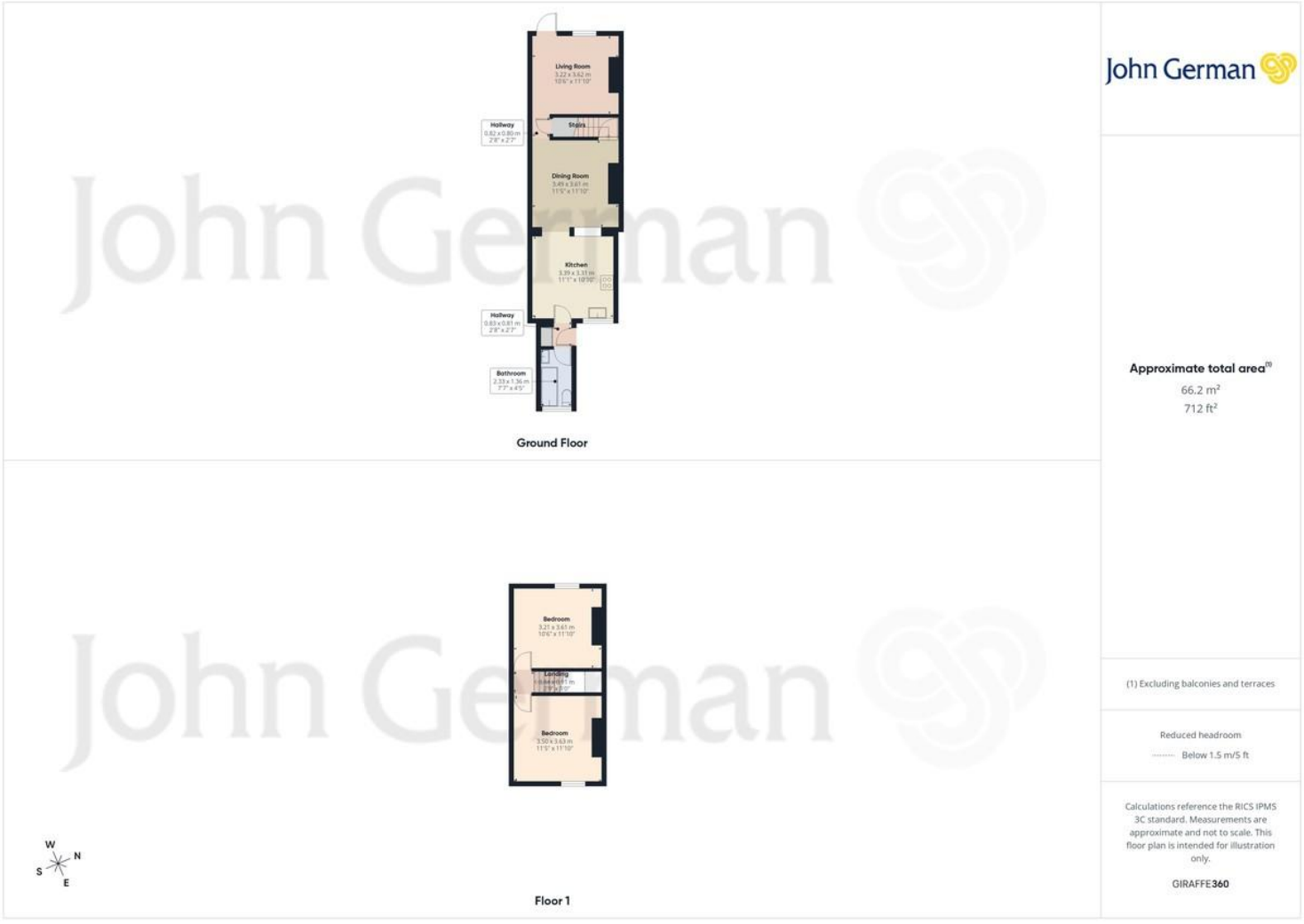
Externally, the front of the property features a low-maintenance garden, while the rear garden offers an initial patio area with steps leading up to a second patio, with the remainder laid to lawn-perfect for relaxing or entertaining outdoors.
Ideally located in Winshill, the property benefits from a 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

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 AML ID 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.



John German

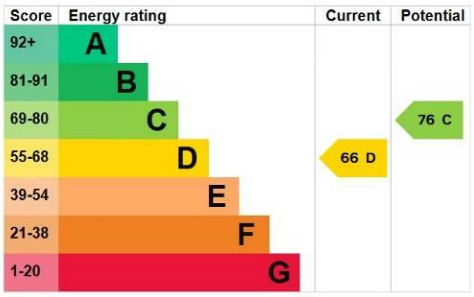
John German

John German

John German

John German

John German



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.