

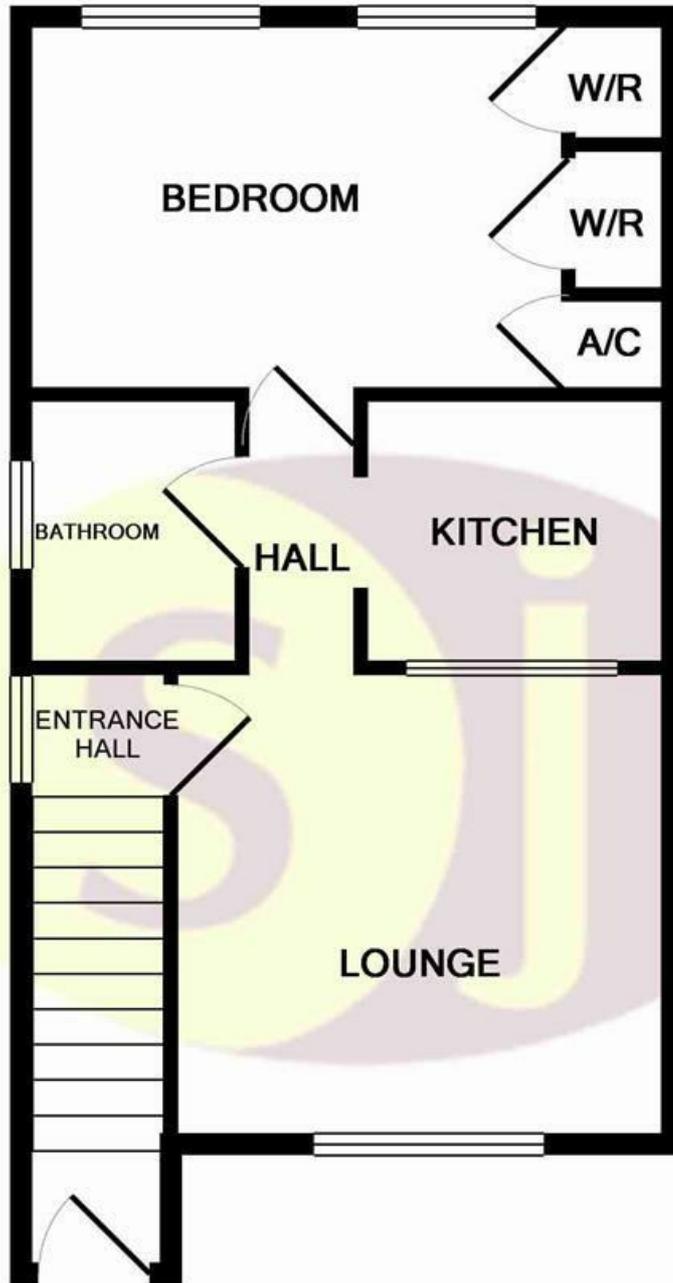


17 Westminster Drive, Burton On Trent, DE13 0FG

A well maintained One Bedroomed First Floor Flat in popular cul de sac location with easy access to Village amenities, A38 & A50 for the commuter and Burton Queens Hospital. The accommodation comprises of Hallway with stairs leading to first floor, Lounge, Kitchen, Bathroom, Double Bedroom with fitted wardrobes and Garden. EPC D Council Tax Band A. Currently tenanted with a 6% yield.

- Well maintained first floor flat
- Double Glazing
- Lounge, Kitchen
- Double Bedroom, Bathroom
- Garden to rear
- Adjacent allocated Parking
- Walking distance to Village Amenities
- Easy Access to A38 and A50 for the commuter
- EPC D, Council Tax D
- Currently tenanted with a 6% yield

£97,500* Fees Apply



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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		65	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	80
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	