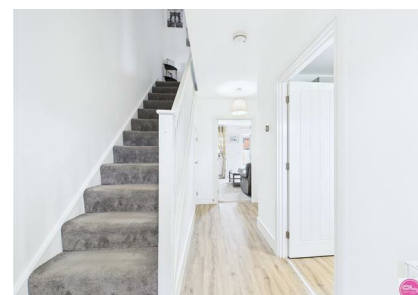


Magpie Close, Branston, DE14 3HR

£168,000

Council Tax Band: B





Eligibility

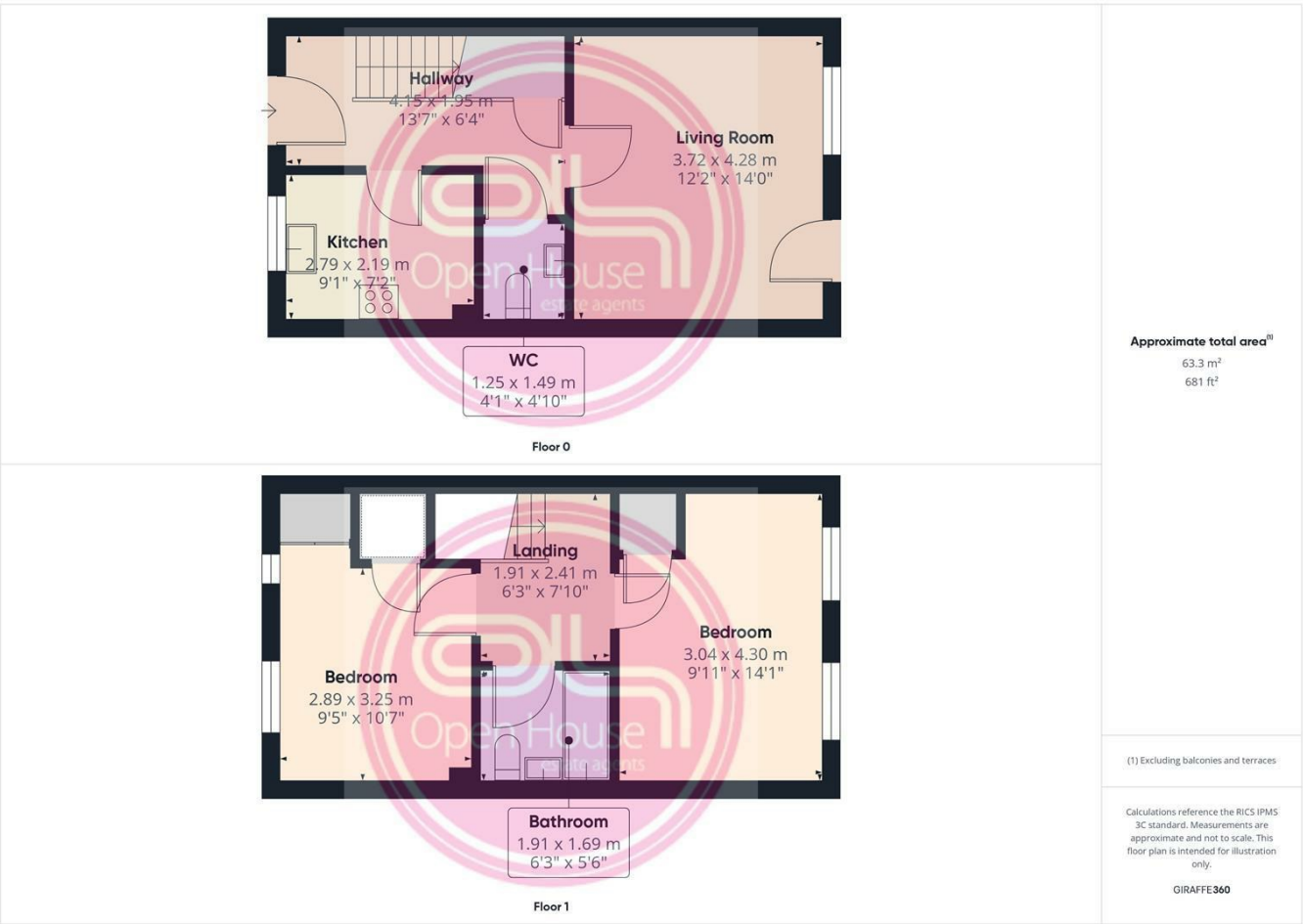
This property is available to buyers meeting the Affordable Housing Eligibility Criteria. Applicants must have a combined household income not exceeding £60,000 per annum, capital savings of less than £20,000, and demonstrate a local connection to East Staffordshire. The property must also be occupied as the buyer's sole residence. Further details are available upon request.

This modern and well-presented two-bedroom semi-detached home is located on the desirable Magpie Close development in Branston. Set within a quiet residential cul-de-sac, the property is perfect for first-time buyers seeking a turn-key home in a convenient location.

Offering two double bedrooms, a spacious lounge, contemporary kitchen, and a generous garden, the home also benefits from off-road parking and has its NHBC warranty. The property is within easy reach of local schools, shops, Branston Water Park and the A38 for commuting.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	