



**Burford Brookside Telford
TF3 1LH**

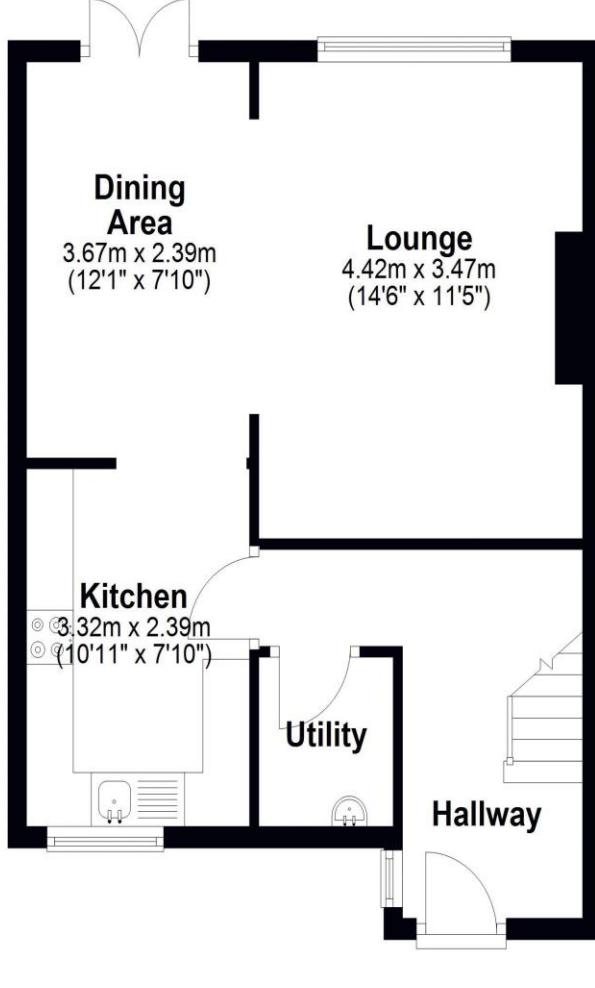
Offers in the Region Of
£106,000

Very reasonably priced three-bedroom home which needs some work, some had been started. As you can see from pictures good accommodation. Double glazed windows, garden. No chain. Ideal for investor. EPC C COUNCIL Tax A. PLEASE EMAIL FOR A VIEWING JULIA@JULIAWESTON.CO.UK

- 3 bed home
- DG
- No chain
- EPC
- Requires some works
- Garden
- EPC C COUNCIL Tax A.

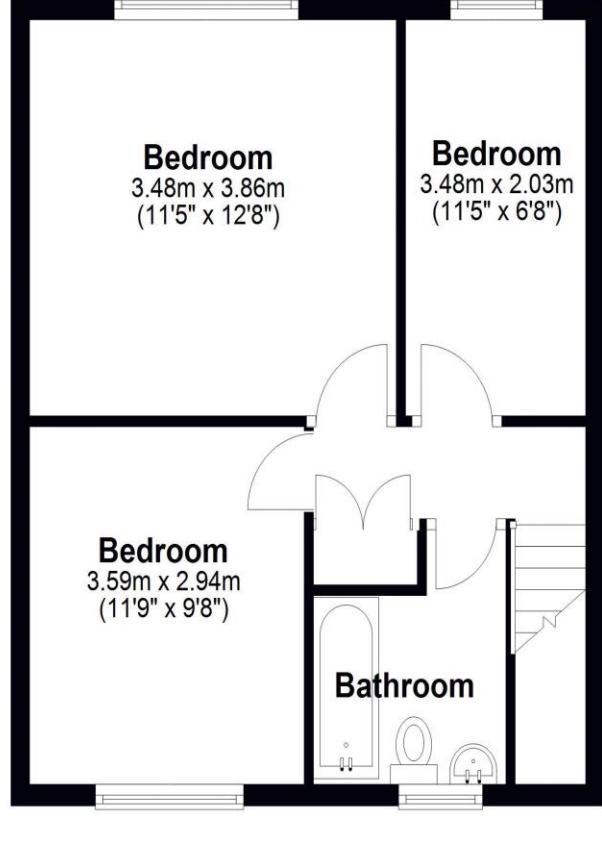
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)

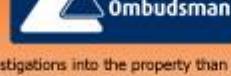


First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)



Energy performance certificate (EPC)

71 Burford
TELFORD
TF3 1LH

Energy rating

C

Valid until:

25 December 2031

Certificate number: 0273-3911-3202-2589-8204

Property type End-terrace house

Total floor area 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

