



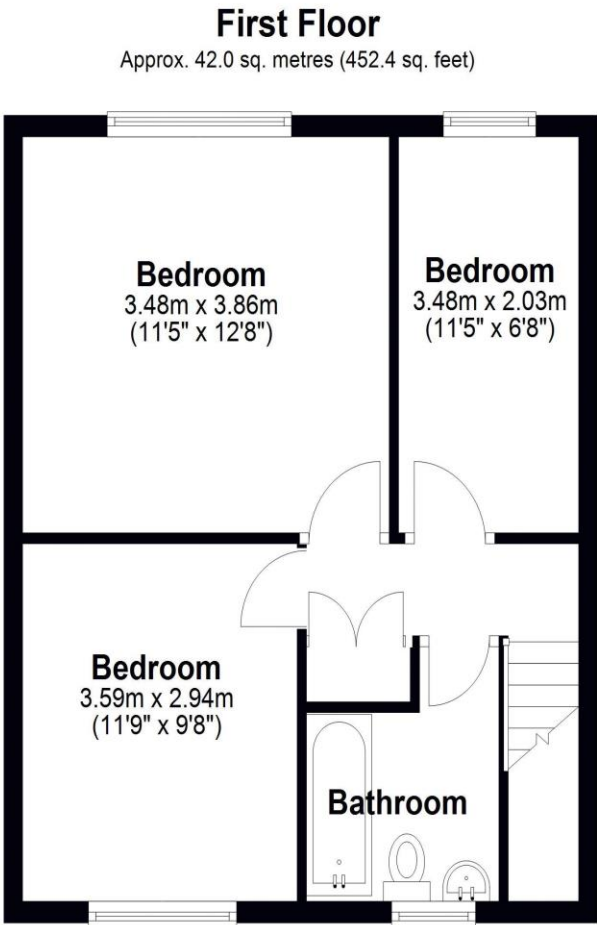
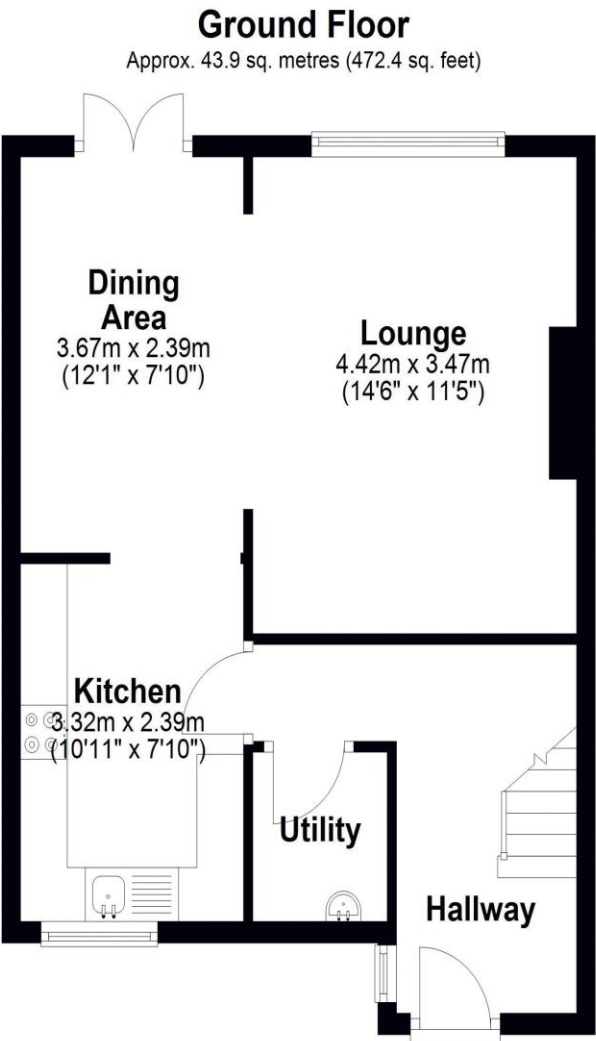
Burford Brookside Telford TF3 1LH

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](mailto:julia@juliaweston.co.uk)

- 3 bed home
- DG
- No chain
- EPC

- Requires some works
- Garden
- EPC C COUNCIL Tax A.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		