



# Church View

Horninglow, Burton upon Trent



## Church View

Horninglow

Burton upon Trent

DE13 0NQ



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An excellent investment opportunity to purchase a three bedroom semi-detached property situated close to Queens Hospital, Burton well placed for local amenities and public transport links. The property is in need of modernisation.



**Offers in the Region of £100,000**



Uttoxeter Office - 01889 562811



[uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)



**Kitchen:**

With fitted floor and wall units, electric oven connection point, window to the front.

**Living Room :**

Large living room with gas fireplace, window to rear and cupboard off leading to the dining room/sun room.

**Sun Room/Dining Room:**

With window and door out to rear.

**Conservatory:**

The entrance to the conservatory is via the garden.

**Landing :**

Spacious landing area.

**Bedroom 1:**

Double bedroom with window out to the rear .

**Bedroom 2:**

Double bedroom with built in cupboard, window out to the rear.

**Bedroom 3:**

Single bedroom with cupboard, window out to the front.

**Bathroom:**

With W.C, basin and bath with shower over, window out to the front.

**Externally:**

To the front of the property, there is parking for two cars. At the rear of the property there is a garden with borders.

**Services:**

We understand the property is served by mains water, electricity, gas and drainage but would recommend prospective purchasers make their own enquiries.

**EPC:**

E

**Council Tax Band:**

A

**Tenure and Possession:**

The property will be sold freehold with vacant possession.

**Local Authority:**

East Staffordshire Borough Council, The Town Hall, King Edward Place, Burton on Trent

DE14 2EB

Tel: 01283 508000

**Method of Sale :**

For sale by private treaty

**Viewings:**

Strictly by appointment through the Uttoxeter office of Bagshaws on 01889 562811.

**Solicitors:**

The Smith Partnership

Norman House, Friar Gate, Derby, DE1 1NU

0330 123 1229

Contact: Tony Danvers

Tony.Danvers@smithpartnership.co.uk

**Money Laundering Regulations:**

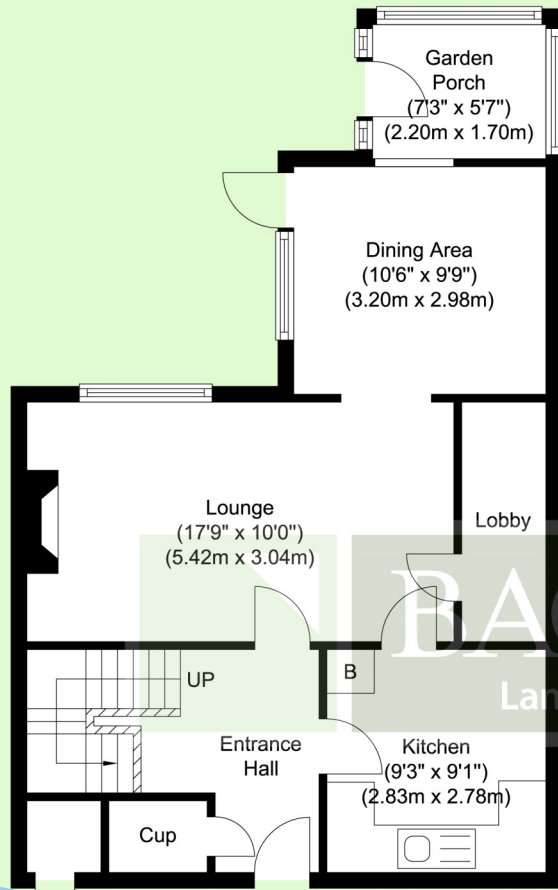
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

**Agents Notes:**

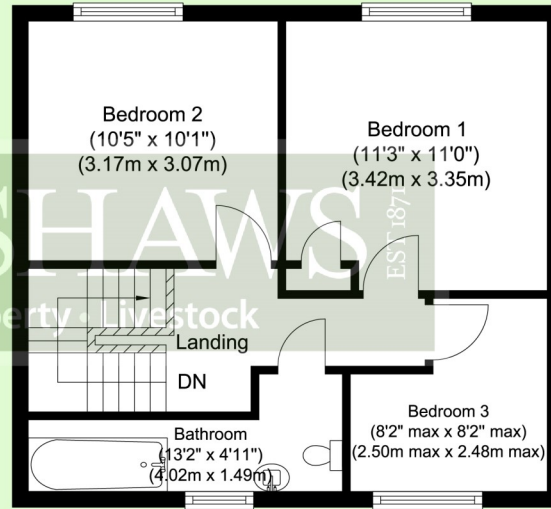
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## First Floor



## Second Floor



**69 Derby Road, Uttoxeter, ST14 8EB**  
**T:** 01889 562811  
**E:** uttoxeter@bagshaws.com  
[www.bagshaws.com](http://www.bagshaws.com)  
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