

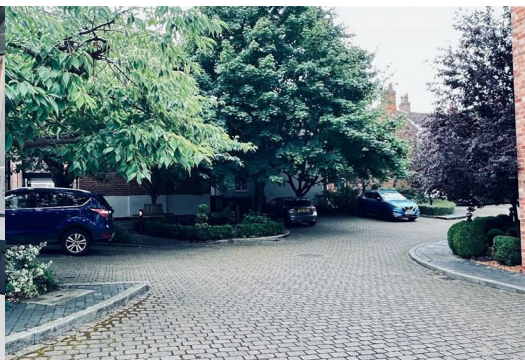


Anson Cottage Anson Court, Horninglow Street, Burton-On-Trent, DE14 1NG

£1,395 Per Calendar



Enjoying a secluded position close to the heart of Burton town centre is this exquisitely appointed two double bedroom, two en-suite mews cottage with stunning living kitchen offered to the professional rental market on a furnished basis also with two car parking spaces. Inclusive of Wifi



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Internally, this charming home provides comfortable and deceptively spacious accommodation which has been stylishly presented throughout briefly comprising, a welcoming entrance hallway with desk, stunning living kitchen with integrated Neff appliances and stylish lounge furniture, separate utility room and WC, to the first floor are two double bedrooms, both with divan beds and both with luxuriously appointed en-suites.

Externally, there are two allocated car parking spaces and communal gardens suitable for sitting and relaxing.

Anson Court is located in the centre of Burton accessed from the one way system towards the bridge end of the town. Ease of access to the towns impressive range of amenities, easily accessible on foot if desired.

A stunning property worthy of a detailed interval visit.

ACCOMMODATION

ENTRANCE HALLWAY

Entering the property through an attractive front door into a welcoming hallway area with a tiled floor throughout, having a desk and chair, frosted sash window with blind, inset ceiling downlighters, stairs to first floor and radiator.

OPEN PLAN LIVING KITCHEN

27'9" x 13'3" (8.46m x 4.04m)

A stunning room being particularly spacious with high ceilings and four sash windows with blinds, tiled floor throughout.

The kitchen area is beautifully appointed with a quality range of fitted units all with matching cupboard and drawer fronts, granite work surfaces including a breakfast bar with two bar stools, recessed sink and drainer, all Neff appliances include an electric oven with 'slide and hide' door, induction hob and extractor fan over, integrated fridge, freezer and dishwasher, additional tall pantry style unit housing a Worcester combination boiler providing domestic hot water and gas central heating.

The living area features an attractive revealed brick fireplace with a stove effect electric fire, wall mounted Sony television, two central heating period style radiators, stylish sofa and seats, coffee and side tables with lamps, useful understairs store area.

UTILITY ROOM & WC

9'2" x 5'6" max (2.79m x 1.68m max)

Appointed with kitchen units, laminate work surface, washing machine, low level WC and wash basin sat on a vanity unit, period style radiator, motion sensor triggered lighting and extractor fan.

STAIRS & LANDING

Beautifully carpeted stairs with rope handrails lead to the first floor with inset ceiling downlighters, the landing area is tiled having a sash window with blind and period style radiator.

BEDROOM SUITE ONE

13'4" x 11'7" (4.06m x 3.53m)

A spacious and highly impressive bedroom with open ceiling revealing an attractive roof truss, sash window with blind and period style radiator, the room is furnished with a king divan bed with mattress and matching bedside cabinets and lamps.

EN SUITE

7'3" x 4'11" (2.21m x 1.50m)

A luxuriously fitted en suite having a large walk-in shower with mains over head shower and additional handheld shower, conveniently placed controls, screen, wash basin sat on a two drawer vanity unit with large backlit mirror over, WC, attractively tiled to the floor and walls, towel radiator and motion sensor triggered lighting and extractor fan.

BEDROOM SUITE TWO

12' x 9'10" (3.66m x 3.00m)

A second spacious double bedroom featuring an open ceiling revealing an attractive roof truss, sash window with blind and period style radiator, the room is furnished with a double divan bed and mattress, clothes hanging unit and chest of drawers, matching bedside tables, period style radiator.

EN SUITE

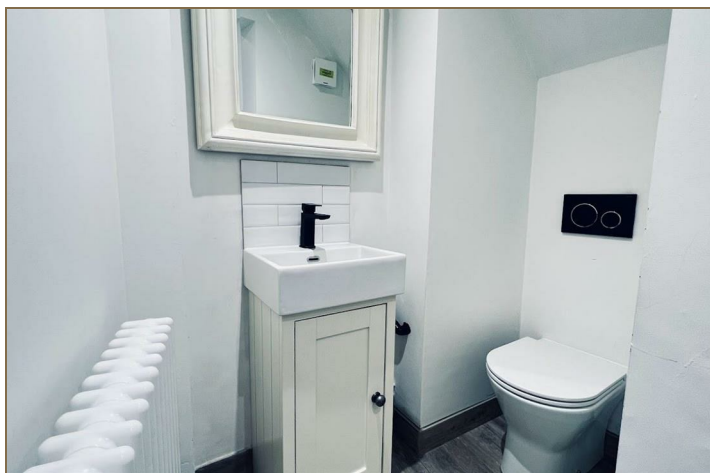
6'6" x 5'8" (1.98m x 1.73m)

A second luxuriously fitted en suite having a large bath with mains shower over with conveniently placed controls, screen, wash basin sat on a two drawer vanity unit with large backlit mirror over, WC, attractively tiled to the floor and walls, towel radiator and motion sensor triggered lighting and extractor fan.

OUTSIDE

Two allocated car parking spaces and beautifully manicured communal gardens with seating area.

PLEASE NOTE:



Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for

your co-operation in order that there will be no delay in agreeing a tenancy.

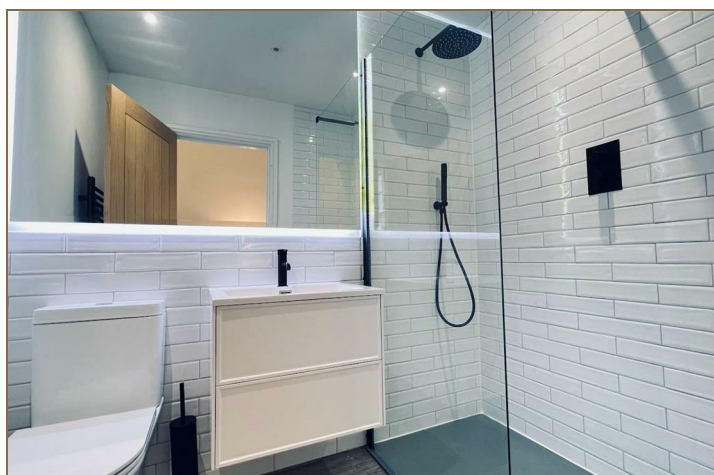
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.





Road Map



Hybrid Map



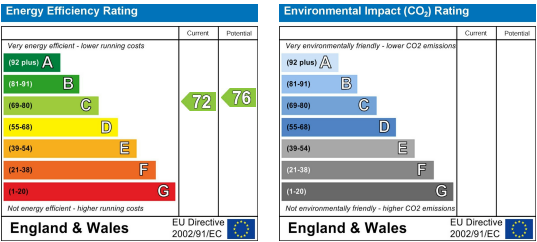
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.