



Horninglow Road North, Burton-On-Trent, DE13 0ST

Asking Price £110,000

** Ideal First Time Buy ** Three Bedrooms ** Two Reception Rooms

A traditional mid terrace offering uPVC double glazing and gas centrally heated accommodation via the gas fired combi boiler.

The home opens with a front uPVC door to the lounge on the front aspect with door through to the dining room on the rear aspect and an under stair storage cupboard.

The kitchen has a selection of fitted units, gas point for cooker, further freestanding appliance spaces, uPVC window and back door to the garden. Leading off from the kitchen, is a ground floor bathroom with a three piece white bathroom suite with a mixer shower tap above the bath and fitted glass shower screen.

The first floor provides two spacious double bedrooms taking advantage of the space above the below entry, and a generous sized third bedroom on the rear aspect housing the gas fired combi boiler. The home has a rear garden with patio area and extensive lawn with shared gated access to the front of the home. View by appointment

The Accommodation

Lounge

3.73m x 3.66m (12'3 x 12'0)



Kitchen

3.05m x 2.13m (10'0 x 7'0)



Dining Room

3.73m x 3.58m (12'3 x 11'9)



Ground Floor Bathroom

2.01m x 2.13m (6'7 x 7'0)



First Floor

Bedroom One

3.73m x 3.68m (12'3 x 12'1)

Bedroom Two

3.63m x 3.38m (11'11 x 11'1)

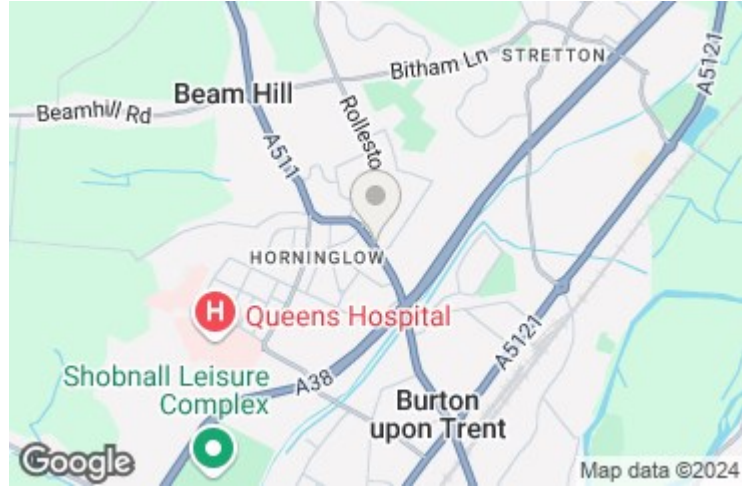
Bedroom Three

3.20m x 2.13m (10'6 x 7'0)

Rear Garden With Shared Gate



possession, the notice to a tenant can cause a delay to the proposed purchase timescale.

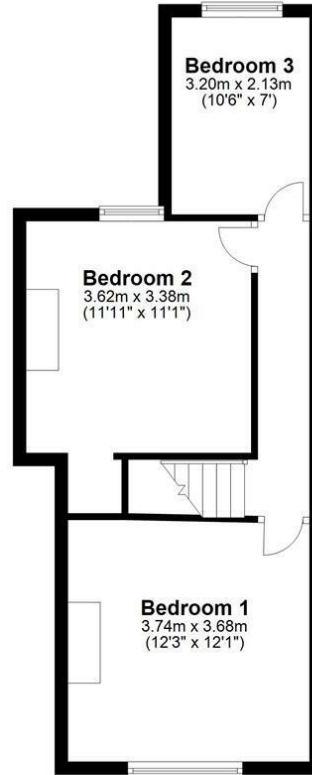


Draft details awaiting vendor approval and subject to change.
The property is a tenanted property and should any intending purchaser wish to buy the home with vacant

Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band A

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN