



## Horninglow Street, Burton-On-Trent, DE14 1DJ

**£130,000**

Located within this private gated site is this well presented period style mid cottage home, overlooking a delightful courtyard with allocated parking. The internal accommodation benefits from electric heating and opens into a generous sized lounge on the front aspect with ample space for a small table and chairs along with soft furnishings. The fitted kitchen has a selection of fitted units and built-in appliances with cupboard housing the electric hot water boiler. The first floor landing leads to the two bedrooms, the larger master bedroom on the front aspect and a comprehensively fitted shower room on the rear aspect. Outside is a communal courtyard and allocated parking. The home is currently tenanted, and can be sold with a tenant in occupation paying £675 per calendar month.



# The Accommodation

## Lounge

5.08m x 3.30m (16'8 x 10'10)

Opening with a front entrance door into the lounge having a window to the front elevation, fitted electric storage heater, fitted electric panel heater, intercom gate release and staircase rising to first floor accommodation and door to the kitchen.

## Kitchen

3.86m x 1.57m (12'8 x 5'2)

A modern fitted kitchen having a wide selection of fitted white base and eye level wall units, four ring electric hob with oven under and extractor above, electric storage heater, integrated fridge, stainless steel sink, ceiling spotlights and a useful under stairs storage cupboard housing the hot water heater.

## First Floor Landing

With spotlights to ceiling, fitted smoke alarm and access to loft space.

## Master Bedroom

3.56m x 2.54m (11'8 x 8'4)

With fitted electric panel heater, window to front elevation and exposed beam to ceiling.

## Bedroom Two

2.54m x 2.39m (8'4 x 7'10)

With window to front elevation and fitted electric panel heater.

## Fitted Shower Room

2.74m x 1.57m (9'0 x 5'2)

A modern fitted shower room with over-sized shower enclosure with thermostatically controlled shower, WC, wash basin, skylight window to ceiling, fitted extractor fan, spotlights to ceiling, complimentary tiling to walls, heated chrome ladder towel radiator.

## Leasehold

Leasehold. Date start of Lease 01/01/2006. Term 125 years from the date of the lease. Purchasers are recommended to satisfy themselves as to tenure via their legal representative to confirm the service charge applied, as this is subject to annual review. The current ground is £700 per annum and the service charge £852.56 per annum, subject to change and annual review, Total £1552.56 subject to change and annual review.

## Rented Property

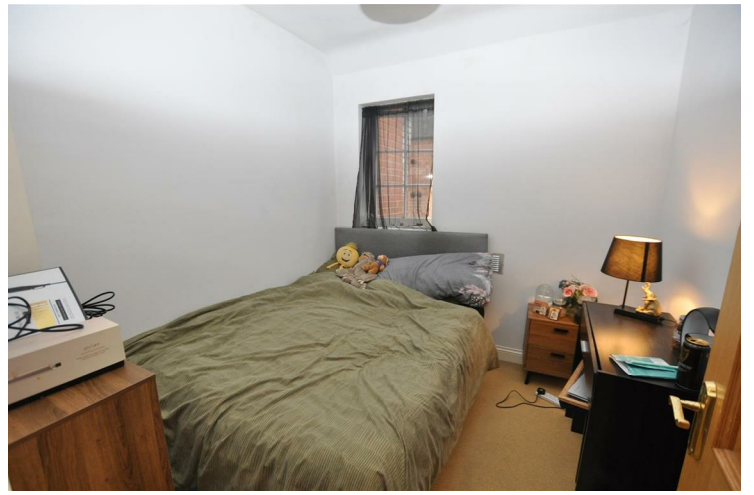
The home is currently occupied and should you wish to purchase as a buy to let investment the rent obtained is £675 pcm, and therefore appropriate Buy To Let Finance will need to be obtained or cash purchase. The home is on an AST agreement with 2 months notice needed, therefore should an intending

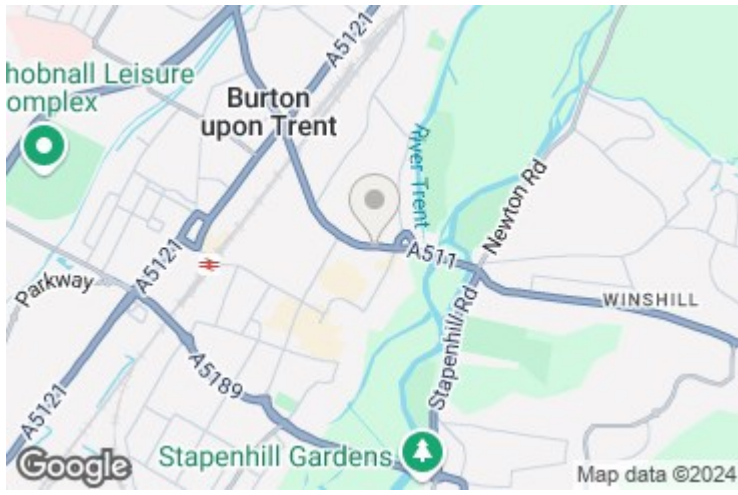
purchaser wish to live within the home, this can cause a delay.

Draft details awaiting vendor approval and subject to change.

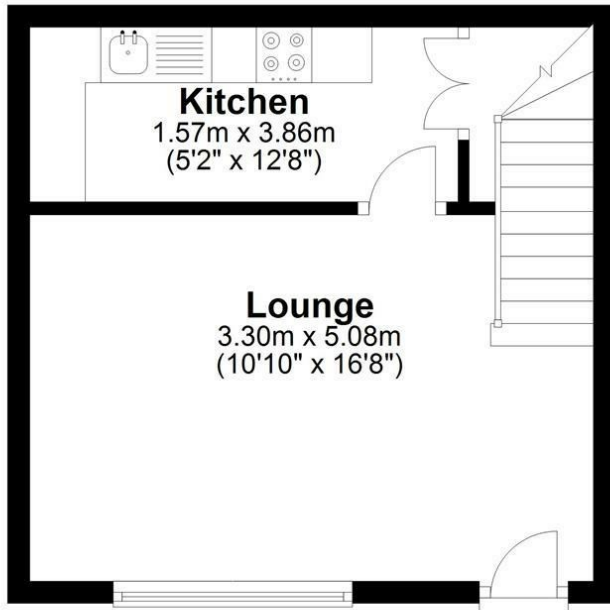








## Ground Floor



## 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 B

## Leasehold

**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			91
(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	

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