



Wordsworth Close, Horninglow,  
Burton-on-Trent



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£90,000



## Key Features

- Two Bedroom Ground Floor Flat
- Convenient Position
- Close To Amenities & Facilities
- Head Of Cul de Sac Position
- Pleasant Rear Garden
- Immediate Vacant Possession
- EPC rating E
- Leasehold







Newton Fallowell are pleased to be able to offer for sale this spacious two bedroomed ground floor apartment located in a popular and convenient position at the head of this cul de sac. With Upvc double glazing the home features in brief: - entrance porch, long entrance hall, good sized lounge, fitted kitchen, garden room, two good sized double bedrooms and wet room. Outside to the front is a small fore garden and to the rear is a pleasant patio and mainly lawned garden beyond.

### Accommodation In Detail

Upvc entrance door leading to

### Entrance Lobby

having obscure double glazed entrance door leading to

### Entrance Hall 4.82m (4'10")

having fitted electric radiator, smoke alarm and airing cupboard incorporating lagged hot water cylinder.

### Front Sitting Room 4.13m x 4.21m (13'6" x 13'10")

having Upvc double glazed bow window to front elevation, fitted electric radiator, feature stone fireplace with gas fire and range of fitted shelving.

### Kitchen 2.95m x 2.65m (9'8" x 8'8")

having a range of dark oak base and eye level units with complementary rolled edged working surfaces, four ring electric hob with adjacent electric oven, ceramic tiling to floor, plumbing for washing machine and sliding patio doors leading through to

### Garden Room 2.36m x 2.08m (7'8" x 6'10")

having tri-polycarbonate panelled roof, various Upvc double glazed windows and half obscure double glazed door leading to rear patio area.

### Master Bedroom 3.02m x 4.18m (9'11" x 13'8")

having Upvc double glazed bow window to front elevation and fitted electric radiator.

### Bedroom Two 3.64m x 2.96m (11'11" x 9'8")

having Upvc double glazed window to rear elevation.

### Wet Room

having shower area with non slip floor, wall mounted wash basin, low level wc, electric night storage heater, obscure Upvc double glazed window to rear elevation, full tiling complement to walls.

### Outside

To the front of the property is a small fore garden and to the rear is a patio and lawned garden beyond with two useful brick built stores.

### Services

All mains services are believed to be connected to the property.

### Measurement

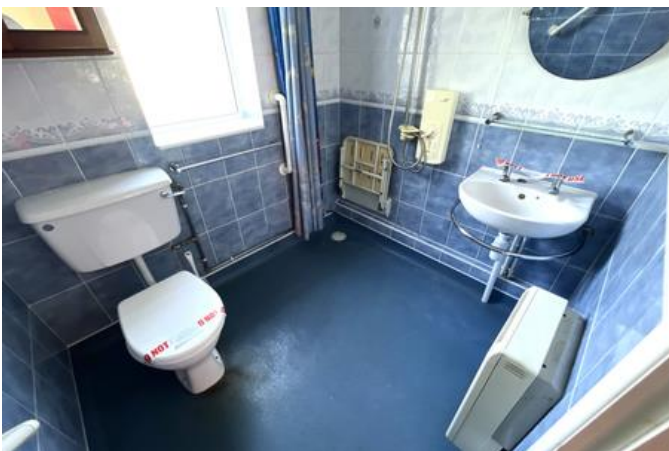
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

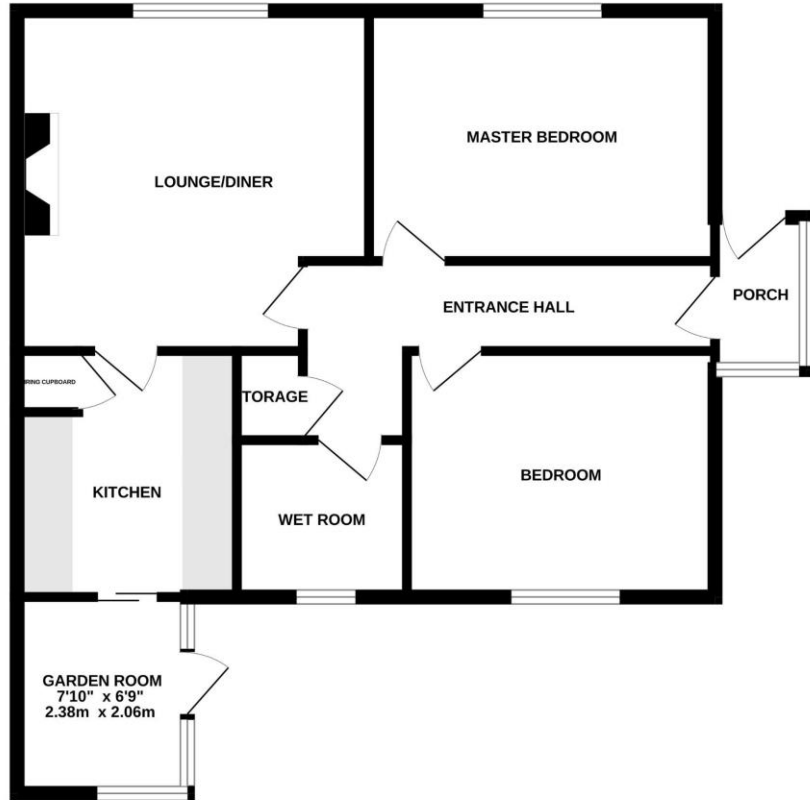
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

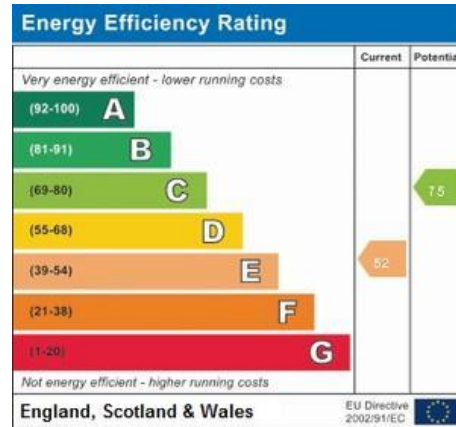


GROUND FLOOR



5 WORDSWORTH CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address:  
5 WORDSWORTH CLOSE

