



The Malthouse, Horninglow Street,
Burton-on-Trent



2



1



1

Guide price £135,000



Key Features

- Delightful Mews Cottage
- Two Bedrooms
- Large Open Living Room
- Fitted Kitchen
- Secure Gated Courtyard Development
- Allocated Parking
- EPC rating E
- Leasehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed mews cottage residence located within this lovely gated courtyard development. Arranged over two floors the home benefits from electric heating and features good sized open plan living room, fitted kitchen and on the first floor a landing leads to two bedrooms and large shower room. Outside is a communal courtyard and allocated parking.

Accommodation In Detail

Entrance door with obscure leaded double glazed light opening into:

Reception Room 5.10m x 3.30m (16'8" x 10'10")

having large picture window to front elevation, fitted electric storage heater, fitted electric panel heater, intercom gate release and staircase rising to first floor.

Kitchen 1.63m x 3.13m (5'4" x 10'4")

having a good range of fitted white fronted base and eye level units with complementary rolled edged working surfaces, four ring electric hob with oven under and extractor over, electric storage heater, integrated fridge/freezer, stainless steel sink, low intensity spotlights to ceiling and drainer and useful understairs storage cupboard.

On The First Floor

Landing

having low intensity spotlights to ceiling, fitted smoke alarm and access to loft space.

Master Bedroom 3.00m x 2.84m (9'10" x 9'4")

having fitted electric panel heater, large picture window to front elevation and exposed beam to ceiling.

Bedroom Two 2.40m x 2.40m (7'11" x 7'11")

having window to front elevation and fitted electric panel heater.

Large Shower Room

having over-sized shower enclosure with thermostatically controlled shower, low level wc, pedestal wash basin, skylight to ceiling, fitted extractor vent, low intensity spotlights to ceiling, extensive tiling to walls, ceramic tiling to floor, heated chrome ladder towel radiator.

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

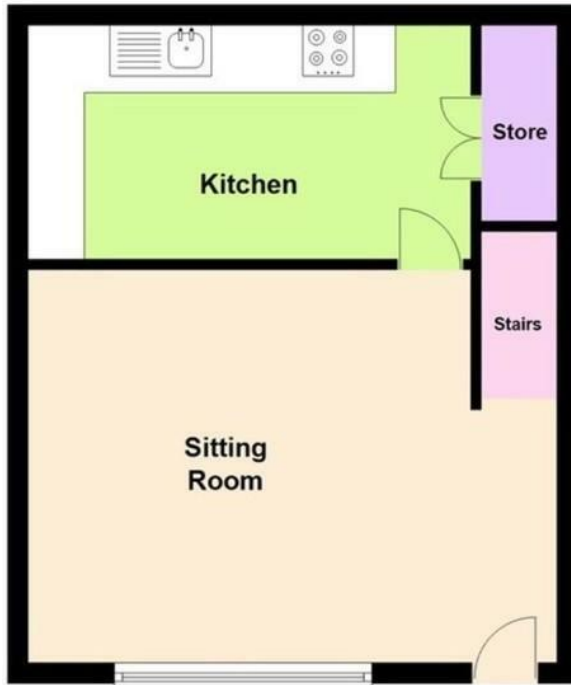
Leasehold. Date of Lease 01/01/2006. Term 125 years from the date of the lease. Purchasers are recommended to satisfy themselves as to tenure via their legal representative.

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.



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(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	
WWW.EPC4U.COM			

