



Byrkley Court, Burton-on-Trent



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Situated close to the town centre this modern one bedroomed mews house is currently occupied by a tenant and is returning a gross rental return of £4320 pre annum. The property is well positioned close to the town centre and the accommodation in brief comprises: - lounge, kitchen and on the first floor a landing leads to a double bedroom and bathroom. Outside is an allocated parking area.

Accommodation In Detail

Upvc entrance door leading to:

Reception Room 3.47m x 3.79m (11'5" x 12'5")

having open plan staircase rising to first floor, one central heating radiator and double glazed window to front elevation.

Kitchen 2.83m x 1.58m (9'4" x 5'2")

having a range of white fronted base and wall mounted units, stainless steel sink and draining unit, wall mounted gas fired central heating boiler, four ring gas hob and Upvc double glazed window to front elevation.

On The First Floor

Landing

having access to loft space.

Bedroom 3.07m x 3.79m (10'1" x 12'5")

having one central heating radiator, Upvc double glazed window front elevation and airing cupboard incorporating hot water cylinder.

Bathroom

having white suite comprising panelled bath with fitted shower attachment, pedestal wash basin, low level wc, fitted extractor vent, one central heating radiator, fitted shaver point, ceramic tiling to floor and tiling around bath area.

Outside

There is a private car park with allocated parking.

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

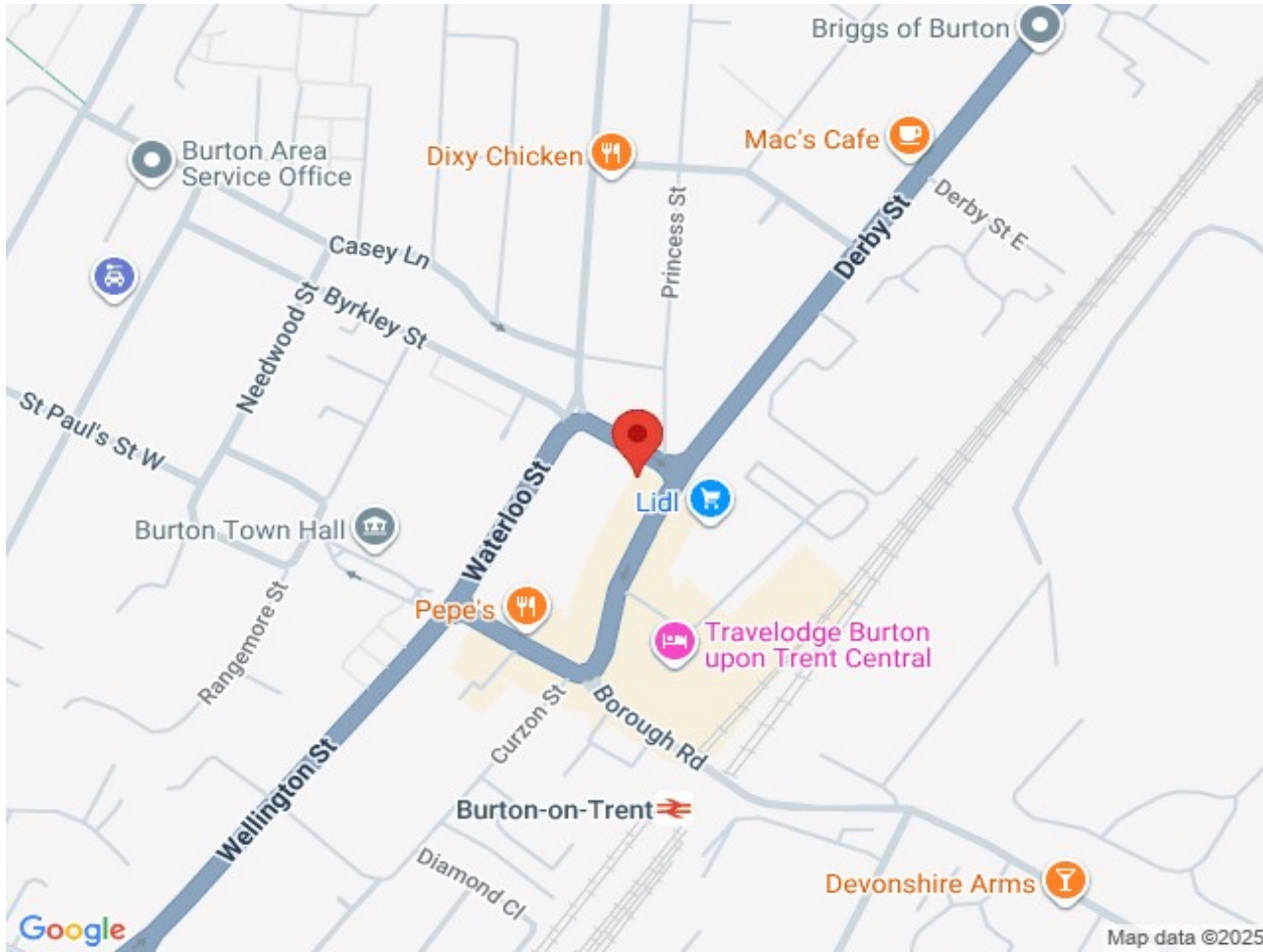
Freehold - subject to current tenancy agreement. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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.

Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		