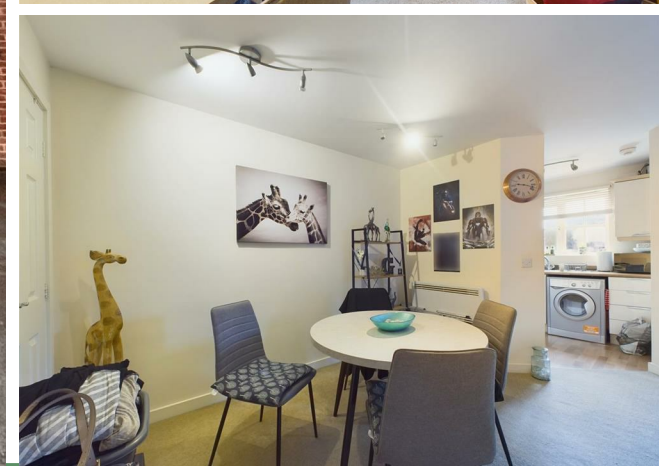




MELBOURNE
Sales & Lets

Hendeley Court, Burton-On-Trent, DE14 2BH
£89,950

Entrance Hall

Electric radiator to the rear, intercom system, thermostat, door to bathroom, door to bedrooms one and two, cupboard with water heater and a door to the living and kitchen area.

Bedroom one

Electric radiator to the side, UPVC double glazed window to the side, built in wardrobe.

Bathroom

Low level toilet, wash hand basin, bath with shower attachment and hot and cold taps, dimplex wall heater, extractor fan, part tiled throughout.

Bedroom two

UPVC double glazed window to the side, electric radiator to the front.

Dining

Electric radiator to the rear, storage cupboard.

Lounge

Electric radiator to the front, UPVC double glazed bi-folding doors and UPVC double glazed window to rear.

Kitchen

UPVC double glazed window to rear, fitted kitchen, built in oven, hob and hob hood.

Tenure

Leasehold 125 years from 1 January 2005

Council Tax Band

East Staffordshire Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances

attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.
We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

