



# 9, Laburnum Court 179 Horninglow Street

, Burton-On-Trent, DE14 1NG

Guide price £90,000



CASH BUYERS ONLY! Dwellings Estate Agents are delighted to bring this two-bedroom flat to the market. This stunning flat is situated close to all local amenities and is a short drive away from Burton's town centre. This property is being sold CHAIN FREE! This home is in need of modernisation throughout.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors have Solicitors instructed who have prepared contracts & requested searches. If you are a cash buyer, ready to move in straight away.

A spacious reception room, a fitted kitchen and a three-piece bathroom make up the ground floor. The first floor comprises one double bedroom and a single bedroom. Externally, there is a large private communal garden and street parking.

This flat is a brilliant investment for any prospective Landlord. The leasehold does need extending.





RECEPTION ROOM 12'4" x 14'2" (3.78m x 4.32m)

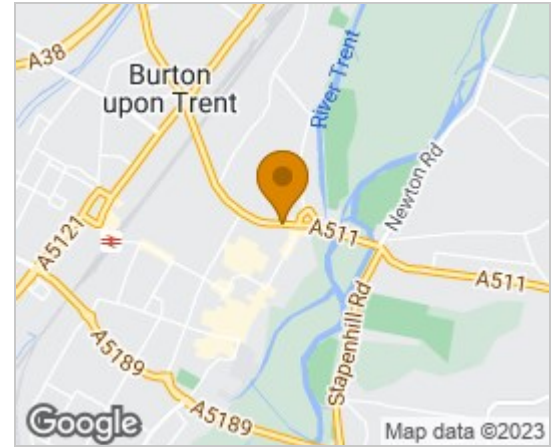
KITCHEN 12'4" x 6'10" (3.78m x 2.10m)

BATHROOM 12'4" x 5'6" (3.78m x 1.7m)

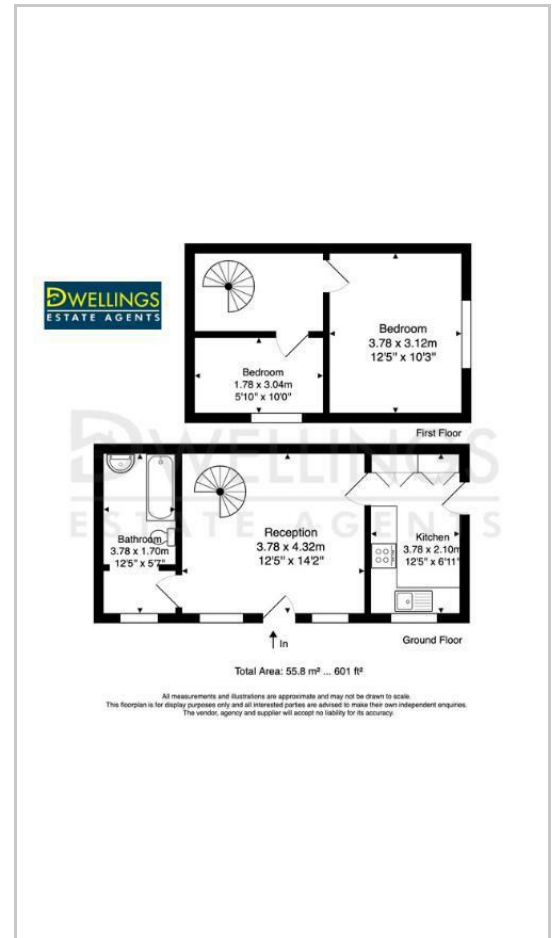
MASTER BEDROOM 12'4" x 10'2" (3.78m x 3.12m)

BEDROOM TWO 5'10" x 9'11" (1.78m x 3.04m)

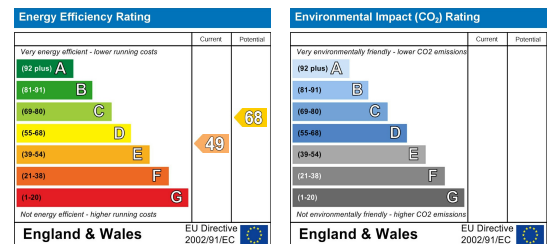
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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