



The Malthouse 167-169 Horninglow Street, Burton-On-Trent





Property Description

This fantastic, two bedroom end terraced property is available with no upward chain and is the perfect first time buy or investment buy to let! Currently being used as an Air BnB successfully, this surprisingly spacious home comprises of a lounge dining room, kitchen and w/c on the ground floor along with two bedrooms and the shower room to the first floor. The property also benefits from an allocated parking space. Book your viewing with Burchell Edwards today!

Entrance Hallway

Vinyl flooring with doors to w/c and lounge diner and stairs to the first floor

W/C

Low level w/c and hand wash basin, frosted window to front. Electric heater

Lounge Diner

14' 1" x 12' 7" (4.29m x 3.84m)

Vinyl flooring with two windows to front, opening into kitchen area. Electric heater

Kitchen Area

12' 7" x 5' 1" (3.84m x 1.55m)

A range of wall and base units with work surfaces over, inset sink and drainer, integral electric hob and oven, with large under stairs storage

Bedroom One

14' x 9' (4.27m x 2.74m)
Carpeted with window to front elevation.
Electric heater

Bedroom Two

10' 8" x 6' 11" (3.25m x 2.11m)
Carpeted with window to rear elevation.
Electric heater

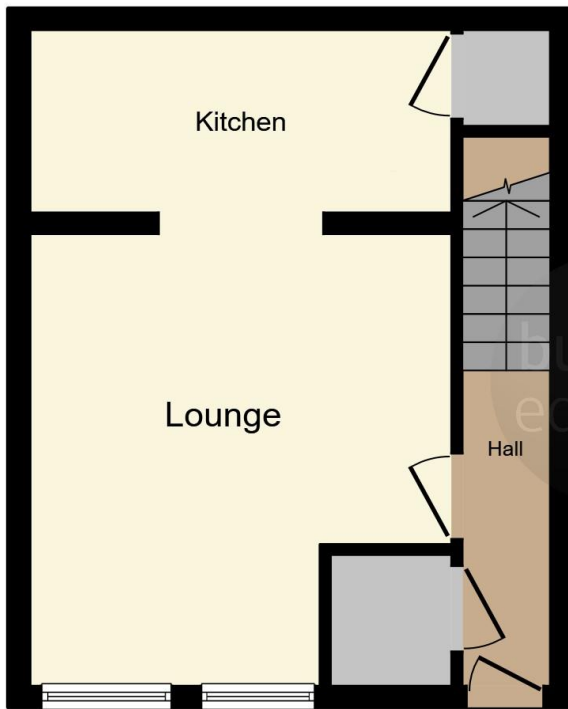
Bathroom

White suite comprising of low level w/c, hand wash basin and shower cubicle, tiled splashbacks. Electric heater

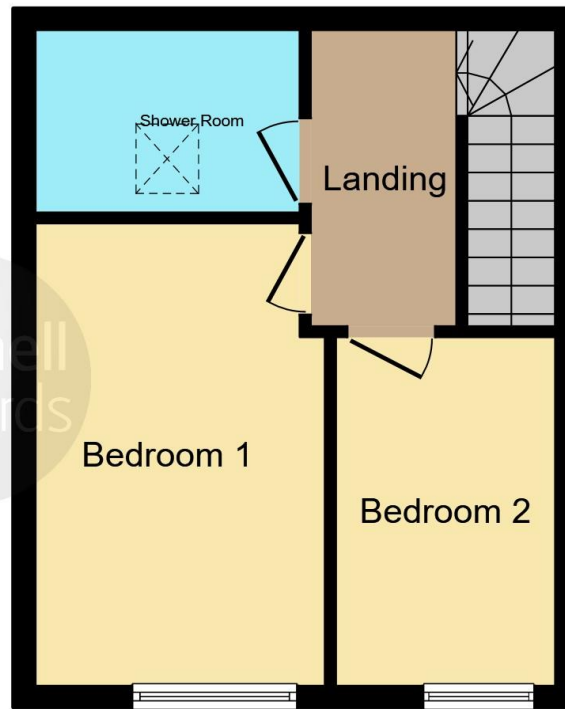
Outside

Allocated parking space

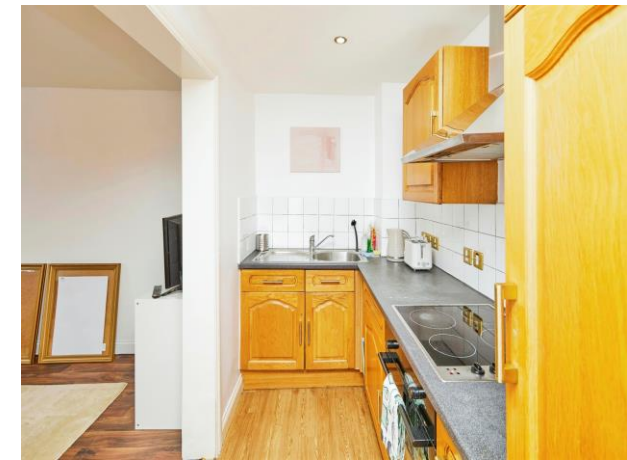




Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT209980

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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