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Horninglow Street | Burton-On-Trent | DE14 1PJ
Offers In The Region Of £145,000

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estate agents

Summary

*CHARMING TWO BEDROOM HOME**ORIGONAL FEATURES**PERFECT FIRST TIME BUY**MODERNISED THROUGHOUT*

Nestled on Horninglow Street in the charming town of Burton-On-Trent, this delightful late 18th/early 19th century brewery cottage offers a unique blend of historical character and modern convenience. With two well-proportioned bedrooms and a stylishly modernised kitchen/breakfast room, this property is perfect for those seeking a comfortable and inviting home. As you enter, you are welcomed into a cosy lounge adorned with exposed beams, creating a warm and inviting atmosphere. A window at the front allows natural light to flood the space, enhancing its charm. The modernised kitchen/breakfast room is a highlight of the home, featuring contemporary wall and base units that provide ample storage and workspace. Adjacent to the kitchen is a convenient rear lobby, which grants access to the private rear garden, as well as a modern shower room that completes the ground floor. Upstairs, you will find two generous bedrooms, each offering a peaceful retreat. One bedroom overlooks the front of the property, while the other provides a serene view of the rear garden, ensuring a tranquil environment for rest and relaxation. The outdoor space is equally appealing, with a private and enclosed rear garden that features a paved patio area, perfect for al fresco dining or enjoying a morning coffee. The garden is mainly laid to

Key Features

- TWO BEDROOMS
- MODERN FITTED SHOWER ROOM
- LARGE PRIVATE AND ENCLOSED MATURE REAR GARDEN
- CLOSE PROXIMITY TO THE TOWN CENTRE
- HIGHLY SOUGHT AFTER LOCATION
- MODERN FITTED KITCHEN
- TWO GENEROUS BEDROOMS
- MODERNISED THROUGHOUT
- PERFECT FIRST TIME BUY OR INVESTMENT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Living Room

13'1" x 11'10" (4.00m x 3.63m)

Breakfast Kitchen

13'5" x 7'10" (4.09m x 2.39m)

Lobby

5'6" x 2'10" (1.70m x 0.88m)

Shower Room

6'11" x 5'6" (2.12m x 1.70m)

First Floor Landing

2'6" x 5'3" (0.78m x 1.62m)

Bedroom One

13'6" x 12'4" (4.13m x 3.77m)

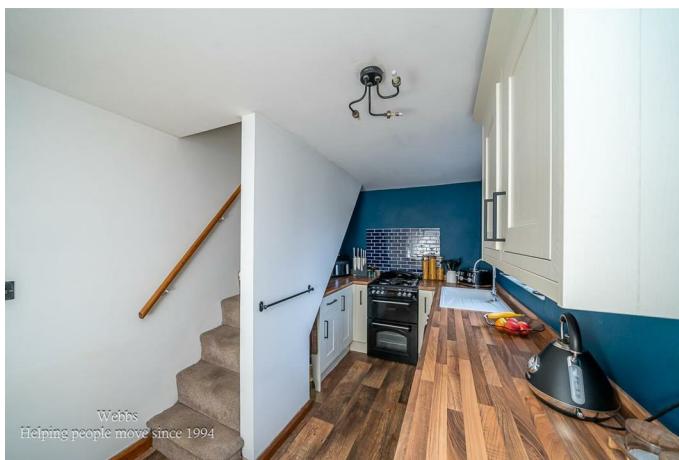
Bed Room Two

10'1" x 7'7" (3.09m x 2.32m)

Identification Checks B

Disclosure







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating			
		Current	Current	Historical	Current	Historical
Very energy efficient - lower running costs			91			
Band A			72			
Band B	C					
Band C	D					
Band D	E					
Band E	F					
Band F	G					
Very environmentally friendly - lower CO ₂ emissions						
EU Directive 2002/91/EC						
England & Wales						
Not energy efficient - higher running costs						
EU Directive 2002/91/EC						
England & Wales						