





**\*\*\* OFFERED FOR SALE WITH TENANT  
IN SITU \*\*\*** currently getting 5.5% yield

ABODE are pleased to offer this immaculately presented two bedroom end terraced house situated on the edge of Horninglow. Benefiting from excellent local amenities this property comprises of; Lounge, Kitchen, Utility, Bathroom, Two Bedrooms and Courtyard.

**LIVING ROOM**  
10.11 x 10.11

**KITCHEN**  
10.11 x 8.8

**UTILITY**  
5.9 x 4.8

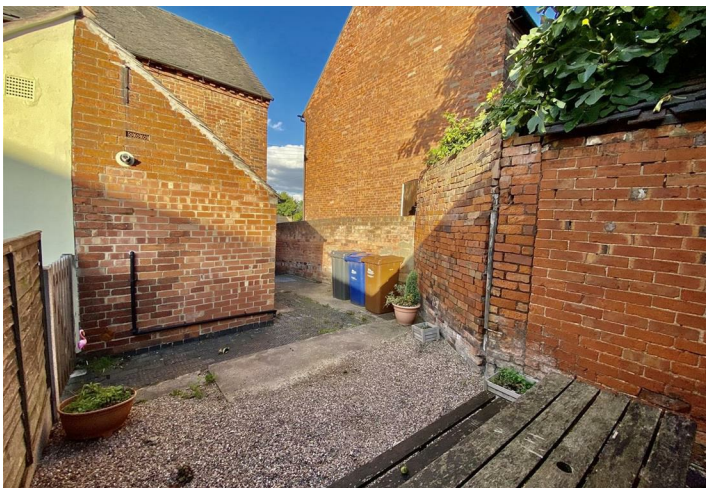
**BATHROOM**  
6.7 x 5.9

**FIRST FLOOR**

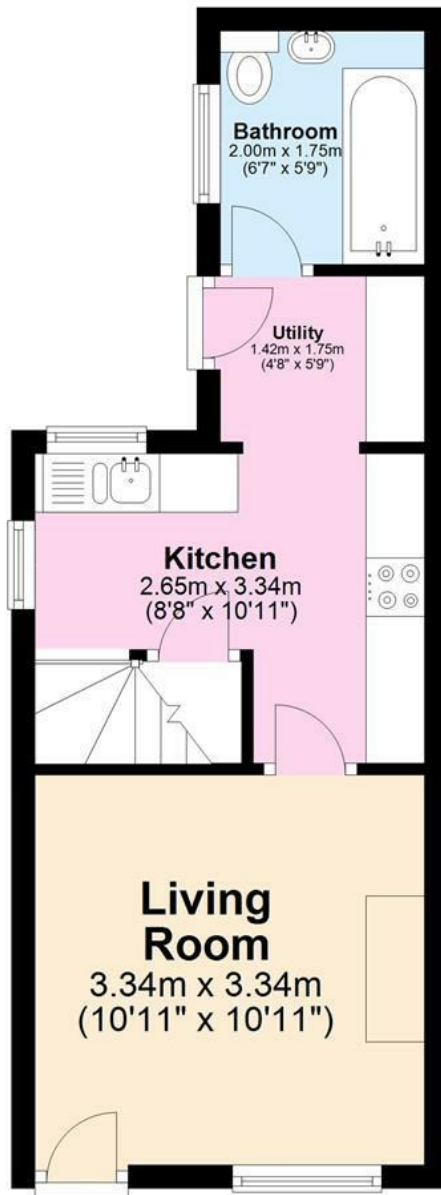
**BEDROOM ONE**  
10.11 x 10.11

**BEDROOM TWO**  
10.11 x 5.9

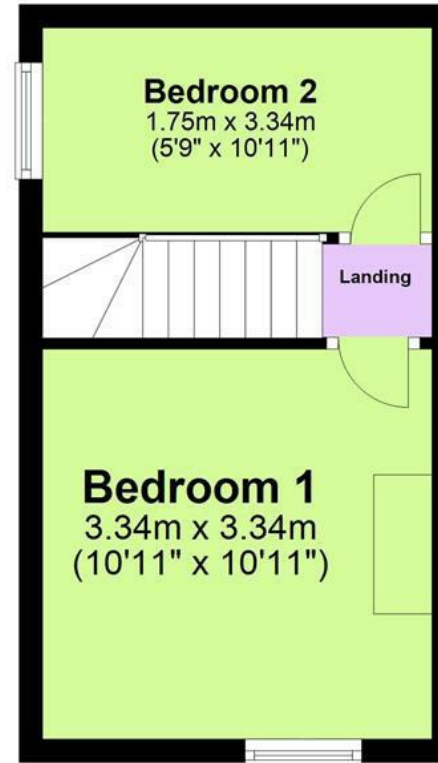




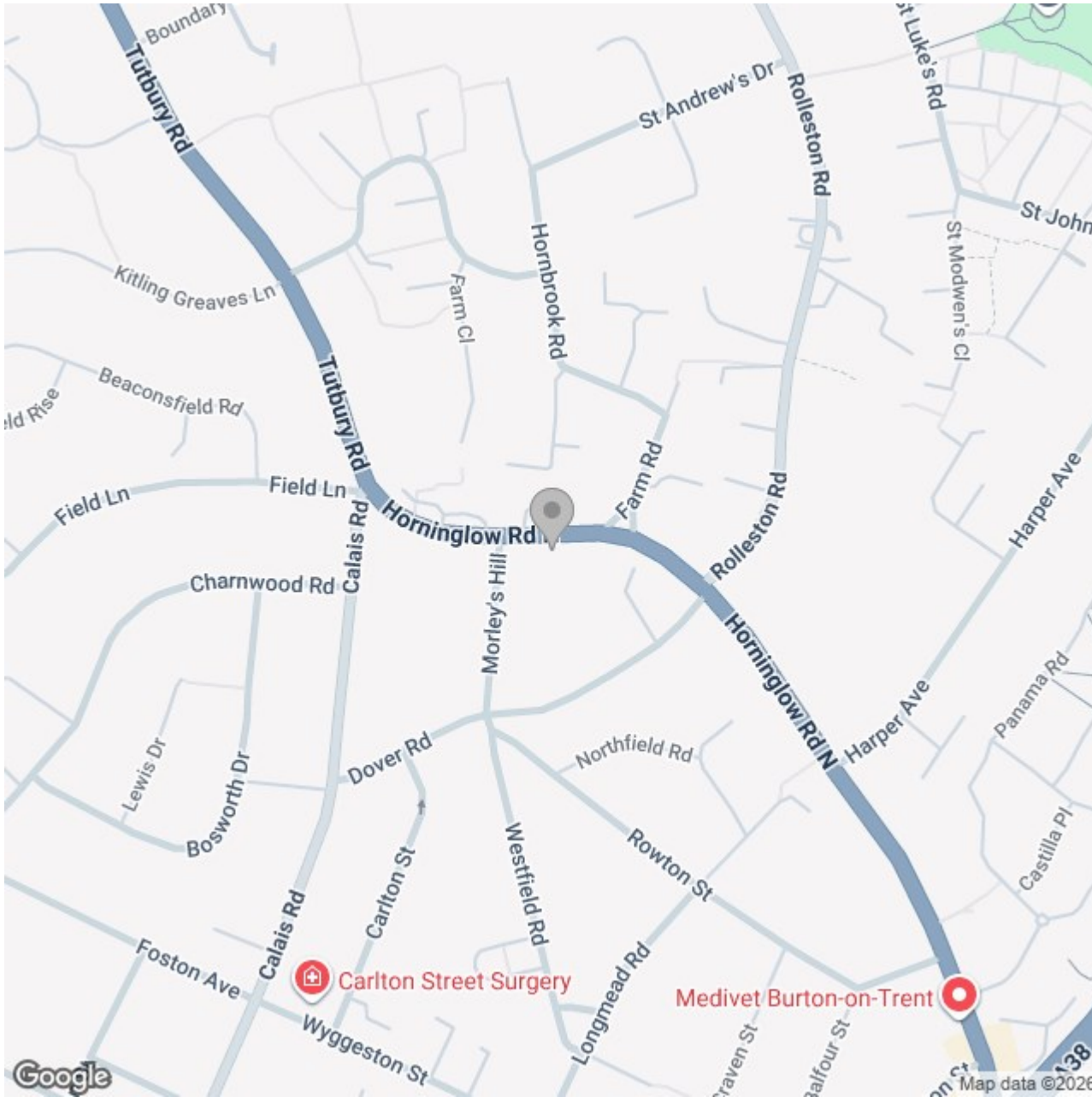
## Ground Floor



## First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter  
-Ashbourne  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	