



Shobnall Close, BURTON-ON-TRENT



# Shobnall Close, BURTON-ON-TRENT, DE14 2HU

for sale offers over  
**£100,000**



## Property Description

A well presented three bedroom apartment that would be a perfect first home or investment buy to let that is available with no upward chain! Offered for sale in great condition, this surprisingly spacious apartment would be ideal for those looking for more space but still in an apartment setting. With three double bedrooms, modern kitchen and bathroom and much more! Book your viewing with Burchell Edwards today!

## Entrance Hallway

Laminate flooring, two large double door storage cupboards and all doors off.

## Guest W.C

Double glazed window to front elevation. W.C, wash hand basin, central heating radiator and vinyl flooring.

## Lounge

Double glazed window to side elevation, central heating radiator and vinyl flooring.

## Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, tiling to splash prone areas, central heating boiler housed.

## Bedroom One

Double glazed window to side elevation, central heating radiator and vinyl flooring.

## Bedroom Two

Double glazed window to side elevation, central heating radiator and vinyl flooring.

## Bedroom Three

Double glazed window to side elevation, central heating radiator, vinyl flooring.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, tiling to splash prone areas.

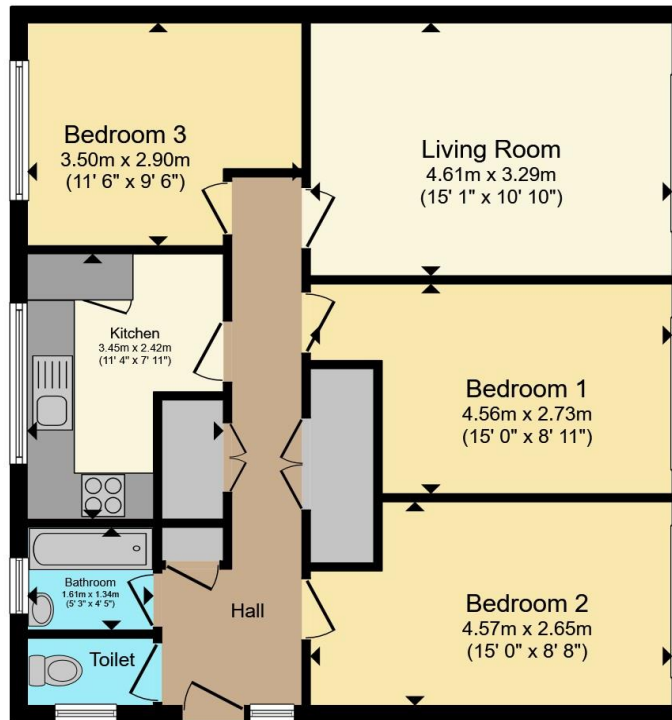












Total floor area 72.8 m<sup>2</sup> (784 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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Property Ref: BUT209970 - 0002