



## Horninglow Road North, Burton-On-Trent, DE13 0ST

### Asking Price £139,950

A traditional mid terrace home offering ideal first time purchase accommodation with the benefit of uPVC double glazing and gas central heating supplied by the gas fired combination boiler. The home open with a front uPVC door to the lounge on the front elevation with laminate floor covering feature fire place and coving to ceiling.

The dining room has a feature fire place, laminate flooring, access door leading down to a cellar beneath the lounge, stairs rising to the first floor and open access to the kitchen.

The kitchen has a wide selection of fitted units in white, with built-in oven and electric hob, freestanding appliance spaces, breakfast area to the rear with french patio doors onto the rear garden.

The first floor has three generous bedrooms, and a modern fitted central bathroom with a three piece white bathroom suite with shower set above a p-shape shower style bath with glass curved screen.

Outside is a generous rear garden with paved patio and steps leading down to the lawn garden, and a gated entry to the front elevation.



## The Accommodation

### Lounge

3.84m x 3.63m (12'7 x 11'11)



## First Floor

### Master Bedroom

4.34m x 3.66m (14'3 x 12'0)



## Cellar Beneath The Lounge

### Dining Room

3.78m x 3.76m (12'5 x 12'4)



## Bedroom Two

3.45m x 2.39m (11'4 x 7'10)



## Extended Kitchen Diner

6.10m x 2.08m (20'0 x 6'10)



## Bedroom Three

3.02m x 2.08m (9'11 x 6'10)





Modern Fitted Bathroom



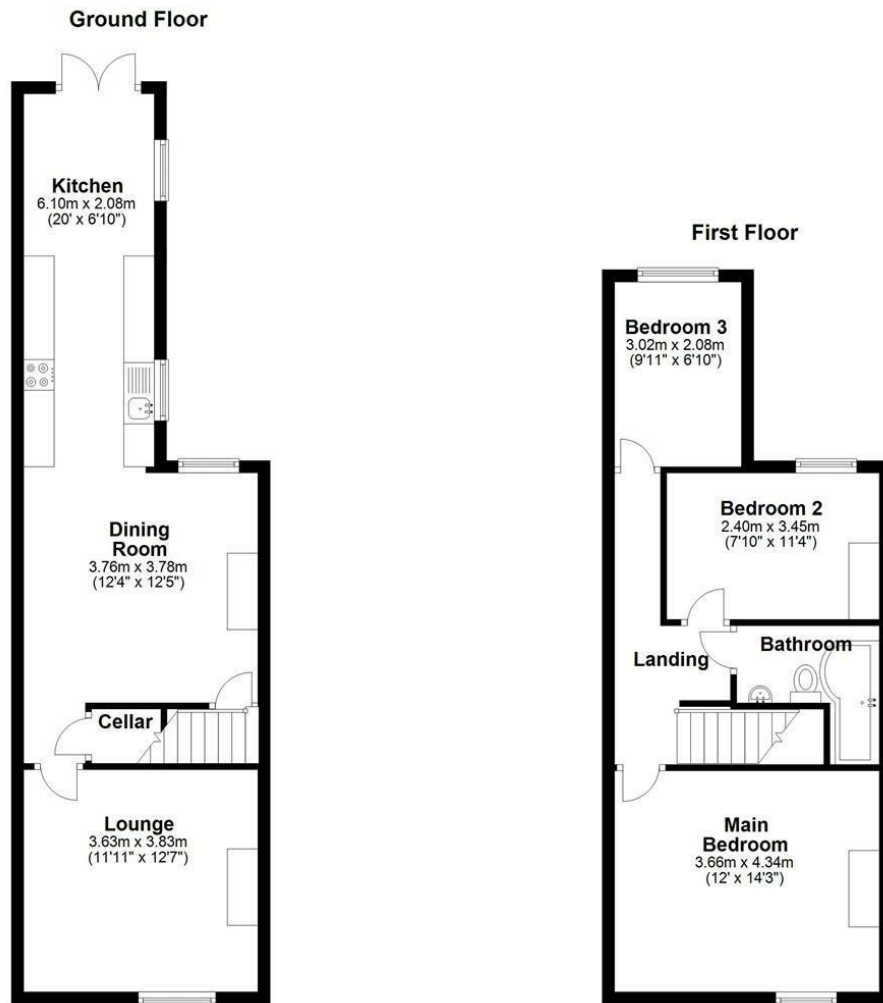
Front Fore Garden

Rear Garden



Draft details awaiting vendor approval and subject to change.





This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

## Council Tax Band A Freehold

**Services.** Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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