



FEATURES

- Delightful end terrace property
- Ideal for investment or owner occupancy
- New fitted kitchen & shower room
- On street parking available
- Popular residential location
- Offering period features throughout
- Accommodation over two storeys
- Large private garden with pergola & patio
- Approximately 53 Sq. M (575 Sq. Ft)
- Walking distance to all amenities

Offers In The Region Of £99,995

A Former Brewery Cottage in Immaculate Condition Throughout

Horninglow Street,
Burton-On-Trent, DE14 1PJ

OVERVIEW

This spacious end-terrace property of traditional brick construction was a former brewery cottage dating back to the 19th century. The property offers immaculately presented accommodation arranged over two storeys and boasts many period features throughout including an attractive beamed ceiling in the living room.

To the ground floor the property enjoys a new fitted kitchen/breakfast room, having been recently updated with a range of shaker style eye level and base units with complimentary worksurfaces and tiling to splashbacks. The living room is located to the front of the property and a door from the kitchen provides access to a small hallway at the rear with a door leading out to the garden and access to the shower room.

ACCOMMODATION

- Offered For Sale This Immaculately Presented Two Bedroom Terraced Property
- Period features throughout
- Asking Price: £99,995
- Viewing strongly recommended
- Popular residential location
- Freehold

The shower room is attractively tiled and comprises, a low flush WC, wash hand basin and large walk-in shower.

To the first floor there is a large double bedroom to the front and a small double bedroom to the rear.

Externally, the property enjoys a well-proportioned garden having two separate patio areas ideal for entertaining and a lawn with a part walled and part fenced perimeter. There is parking available on the street.



Accommodation

Living room 4.03m x 3.86m (max)
Kitchen 2.48m x 4.06 (max)
Shower room 2.12m x 1.81m
Bedroom 3.80m x 4.05m (max)
Bedroom 2.38m x 3.50m (max)

Total – 53 Sq. M (575 Sq. Ft)

Services

We understand the property to have mains gas, electricity, water and drainage.

Tenure

The property is freehold.

Council Tax

The property is rated in Council Tax Band A. Council Tax payable (2019/20) is approximately £1,153.

Asking Price

£99,995

VAT

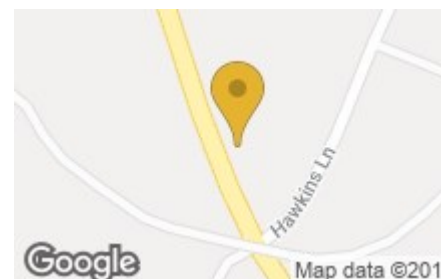
Not applicable.

Buyer's Premium

A Buyer's Premium of 1% (min. £900) Inc. VAT is payable on top of the purchase price. Please take in to account when offering on a property.

Disclaimer

A member at John Pye & Sons has a legal interest in the subject property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C			69
(55-68) D			
(43-54) E			
(31-42) F			
(13-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	