

# Horninglow Road North

Burton-on-Trent, DE13 0SZ



A renovated two bedroom character home full of features including solar panels, renovated bathrooms and 2 good sized reception rooms. The property is ideally located close to local shops, eateries and has fantastic public transport routes.

£160,000

John German

As you enter through the front door you come into the dining room, a good sized room with high ceiling, laminate flooring and a fireplace.

Through a door you walk past a large storage cupboard under the stairs. You then enter the lounge, a well proportioned room having laminate flooring, high ceilings and an electric fire.

Next is the kitchen featuring great storage options including under counter and overhead cupboards, a selection of in built appliances and neutral décor.

The first bathroom is beyond the kitchen and has been refitted with feature metro style floor to ceiling tiles, a large shower with decorative floor tiling, wash basin set into a two drawer unit and WC.

The rear gardens are in two sections, they are low maintenance and mainly gravelled with planting beds, shed and paved path.

The upstairs features a secondary bedroom and master suite. The secondary bedroom is a fantastic size and features carpets, modern décor and a fireplace.

The master suite is a generous size and features carpets and modern décor plus the benefit of its own renovated ensuite which features a stand alone bath, double sink with vanity, WC and stylish tiling.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

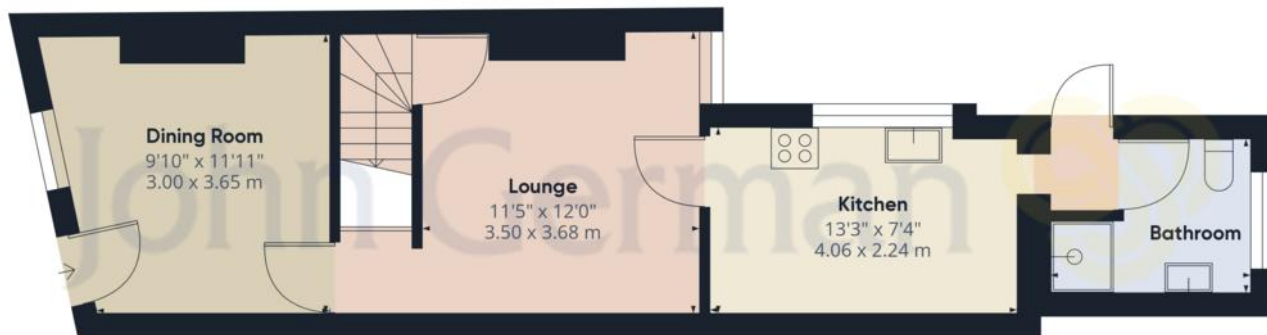
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A

**Useful Websites:** [www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)

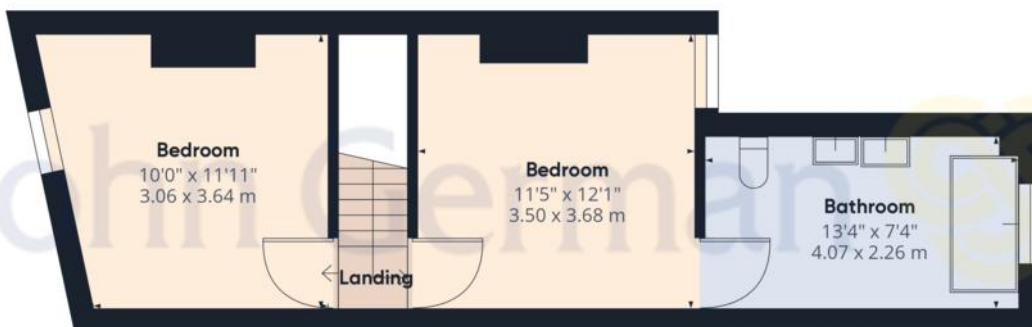
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11012024

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Ground Floor



Floor 1

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Approximate total area<sup>††</sup>

828.54 ft<sup>2</sup>

76.97 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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