



26 St. Marks Road

Horninglow, Burton-On-Trent, DE13 0LP

£94,950



IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY, well maintained purpose built first floor flat benefiting from Gas Central Heating & uPVC double glazing the accommodation comprises: Entrance hall with stairs leading to the first floor & useful understairs storage area, Landing leading to Lounge, Two good sized Bedrooms, Fitted Kitchen & fully tiled Bathroom. Easy access to amenities, Council Tax A, EPC C NO UPWARD CHAIN.



Porch

Open porch area leading to the front door, spacious cupboard providing storage

Entrance Hall 11'4" max x 6'2" max (3.46m max x 1.88m max)

Accessed via a half glazed composite front door, stairs leading to the first floor, useful under-stairs storage area, ceiling light point, electric consumer unit, coat hooks

Hallway 14'3" max x 2'11" min (4.36m max x 0.9m min)

Accessed via a door from the staircase, spacious storage cupboard, doors leading to all rooms, hatch giving access to the loft space, inset spot lights, power point.

Lounge 15'2" x 11'4" (4.63m x 3.47m)

With uPVC windows to side and rear elevation, glazed panel to hallway, central heating radiator with feature cover, textured ceiling with light point, TV aerial point and sky cable, power points, wall mounted central heating thermostat.

Kitchen 12'9" x 6'11" (3.91m x 2.12m)

Fitted with a range of wall and base units in Beech, granite effect work surfaces with matching upstands, built in Hotpoint electric oven & gas hob with concealed extraction over, 1.5 bowl stainless steel sink with mixer tap over, uPVC window to front elevation, central heating radiator, plumbing point for automatic washing machine, wall mounted IDEal combination boiler, power points, ceiling light point

Bedroom One 11'4" x 10'2" (3.46m x 3.12m)

With uPVC window to rear elevation, central heating radiator, textured ceiling with light point, power points, TV aerial point.

Bedroom Two 9'8" x 7'4" (2.97m x 2.24m)

With uPVC window to front elevation, central heating radiator, power point, textured ceiling with light point, over-stairs storage cupboard

Bathroom 6'7" x 6'1" (2.025 x 1.86m)

Fully tiled with white suite comprising panelled bath with mixer tap & thermostatic shower over, glass shower screen, low flush Wc, pedestal wash hand basin, uPVC opaque glazed window to front elevation, chrome ladder radiator, ceiling light point.

Externally

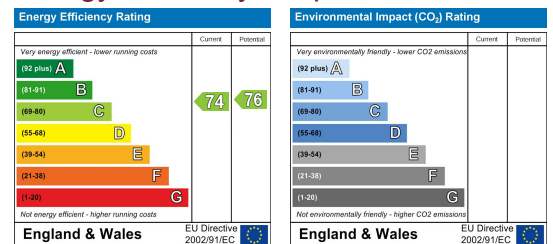
A paved path leads to the porch.



Floor Plans



Energy Efficiency Graph



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