



Crew Partnership

Burton · Estate · Agents



**71 MAIN STREET
BRANSTON
BURTON-ON-TRENT
DE14 3EY**

2 BED TRADITIONAL TERRACE IN THE HEART OF THE VILLAGE! Lounge, Dining Room, Kitchen, Lobby, Bathroom. Landing, 2 DOUBLE BEDROOMS. UPVC DG + GCH. Front and Rear Gardens. NO UPWARD CHAIN

£155,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Lounge

12' 2" x 11' 9" (3.71m x 3.58m) UPVC double glazed window to front aspect, wall mounted gas fire, radiator, laminate flooring, uPVC double glazed opaque door to front, door to Dining Room.



Dining Room

13' x 9' (3.96m x 2.74m) UPVC double glazed window to rear aspect, radiator, laminate flooring, door to Storage cupboard.



Kitchen

7' 9" x 8' (2.36m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for cooker, uPVC double glazed window to side aspect, radiator, loft hatch, uPVC double glazed opaque door to garden, door to Lobby.7



Lobby

Door to Bathroom.

Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to rear aspect, radiator.



First Floor

Landing

Door to Main Bedroom and Bedroom 2.

Master Bedroom

12' 2" x 12' 3" (3.71m x 3.73m) UPVC double glazed window to front aspect, ornamental fireplace set in Victorian style surround, radiator, laminate flooring.



Second Bedroom

13' x 9' 1" (3.96m x 2.77m) UPVC double glazed window to rear aspect, radiator, laminate flooring, loft hatch, door to storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water.



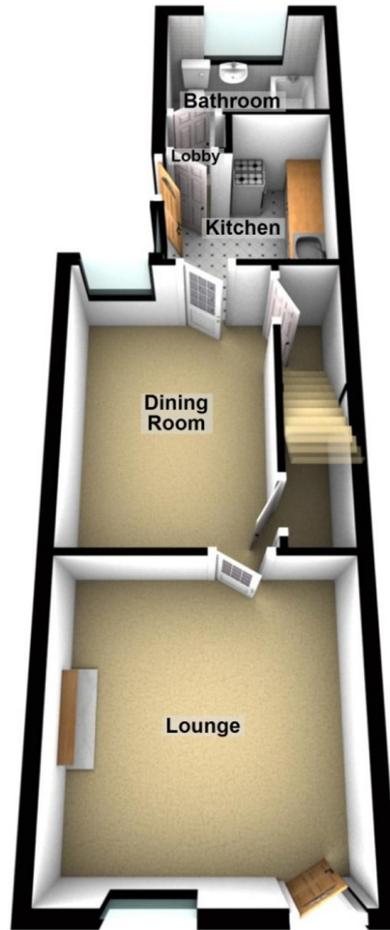
Outside

Garden

Gardens, mainly laid to. Sun patio with seating area, outside cold water tap.

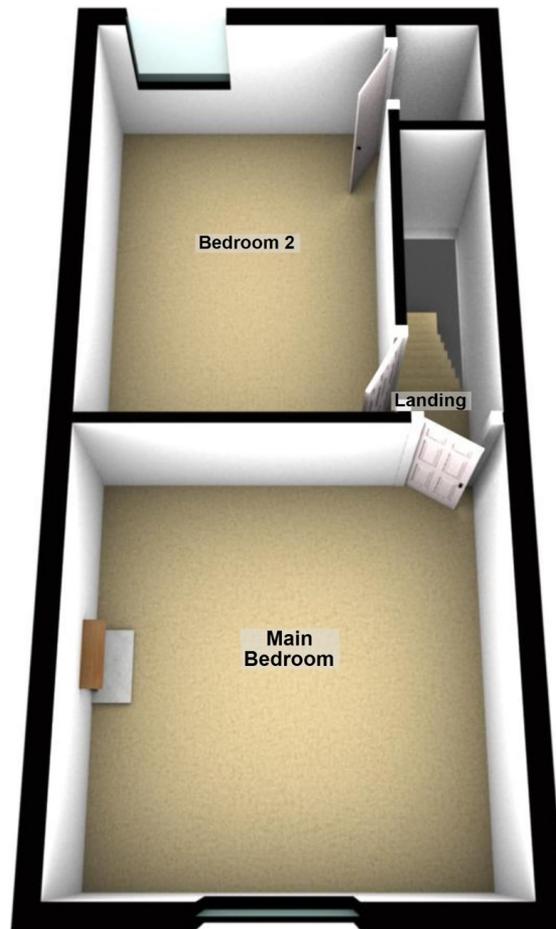
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

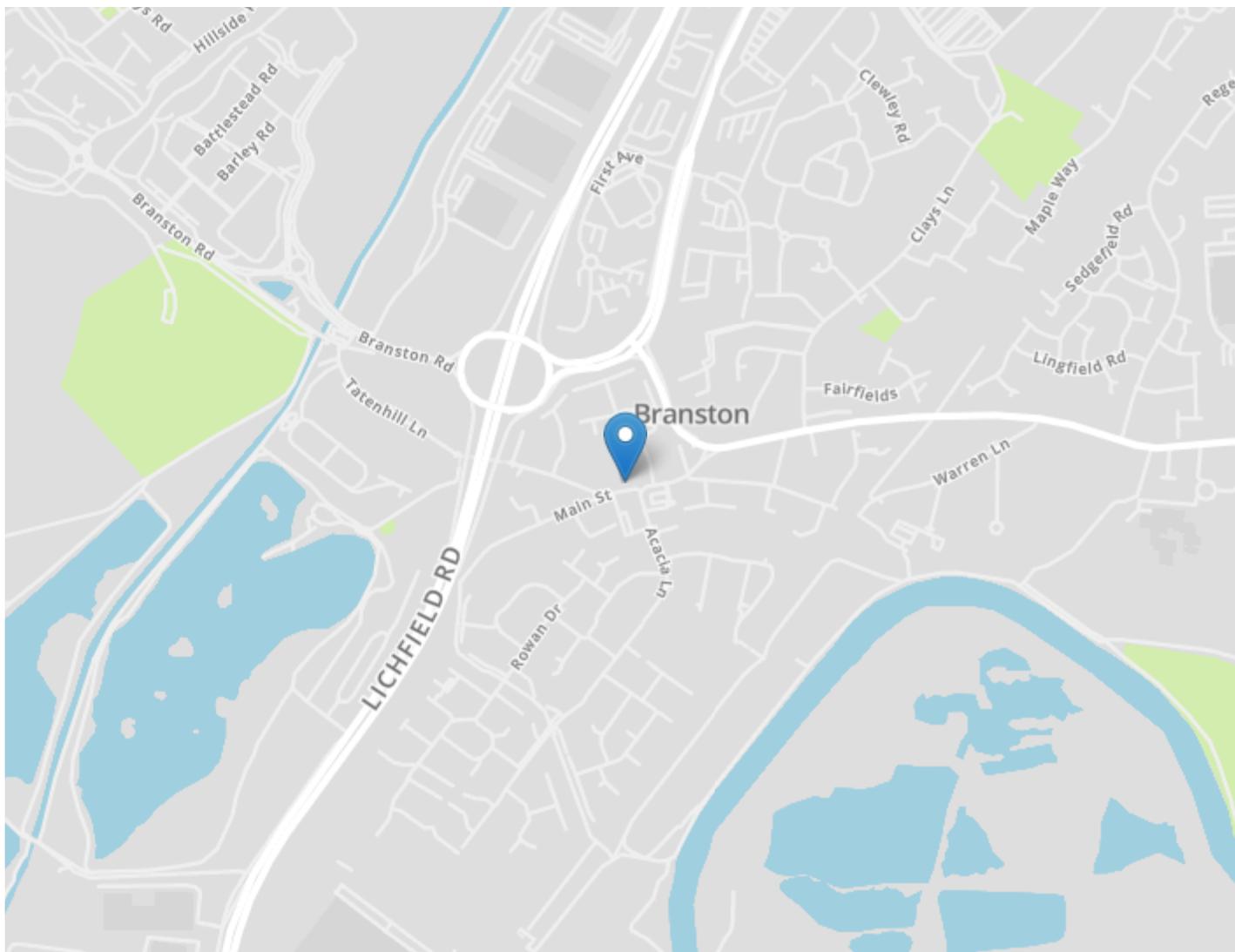
Ground Floor



For use only by Crew Partnership
Plan produced using PlanUp.

First Floor





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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.