



Crew Partnership

Burton • Estate • Agents



**62 BELVEDERE ROAD
BURTON-ON-TRENT
DE13 0RQ**

LARGE END OF TERRACE FAMILY HOME WITH 4 GOOD SIZED BEDROOMS AND PARKING TO THE REAR! Entrance Hall with Minton Tiled flooring, Lounge open plan to Dining Room, 16ft Fitted Kitchen. Landing, 4 Bedrooms and a Bathroom. UPVC DG + GCH. Private Side Entry. Outside Store Room, WC and WORKSHOP/SHED (with lighting and electrics). Front and Rear Gardens. Vehicular access to the rear leading to Gated Access to parking for two cars (easily extendable to provide more). POPULAR ROAD

£269,950 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

Entrance Hall

Radiator, Minton tiled flooring, stairway galleried first floor landing, double glazed opaque door to front, doors to Lounge and Fitted Kitchen.



Lounge

12' 6" x 12' 9" (3.81m x 3.89m) UPVC double bay window to front aspect, gas fire set in feature surround, double radiator, coving to ceiling with ceiling rose, open plan to Dining Room.



Dining Room

3' 10" x 10' 5" (1.17m x 3.17m) Radiator, wood panelled walls, coving to ceiling with ceiling rose, uPVC double glazed door to rear garden.



Fitted Kitchen

16' 4" x 11' 9" (4.98m x 3.58m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl sink unit with mixer tap, space for fridge/freezer, fitted electric oven, built-in five ring gas hob with extractor hood over, two uPVC double glazed windows to side aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water.



Entry

Doors front and back allowing private and easy access to the rear of the property

First Floor

Landing

Loft hatch, doors to all Bedrooms, Bathroom and two storage cupboards..



Master Bedroom

15' 11" x 12' 10" (4.85m x 3.91m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

14' 3" x 12' 10" (4.34m x 3.91m) UPVC double glazed window to rear aspect, fitted bedroom suite range of wardrobes, double radiator.



Third Bedroom

11' 1" x 8' 7" (3.38m x 2.62m) uPVC double glazed window to rear aspect, double radiator, door to storage cupboard.



Fourth Bedroom

12' 5" x 7' 8" (3.78m x 2.34m) UPVC double glazed window to front aspect, radiator



Bathroom

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



Outside

Front and Rear Gardens

Established gardens with a variety of shrubs, mainly laid to lawn, gated access to the rear leading to secure driveway for two cars (easily extendable for further vehicles). Outside Store Room, WC and water tap. External Workshop/Shed 16' 0" x 8' 0" (4.88m x 2.44m) fitted with lighting and electrics.



Additional Information

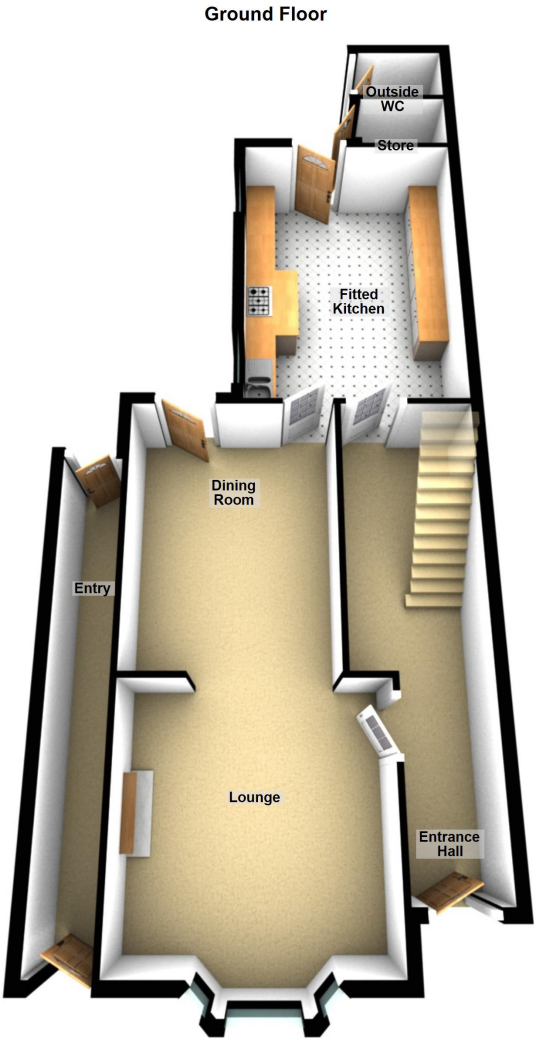
This property benefits from being close to the hospital, local convenience shops, bus routes, the local school and only a short walk into the town centre.

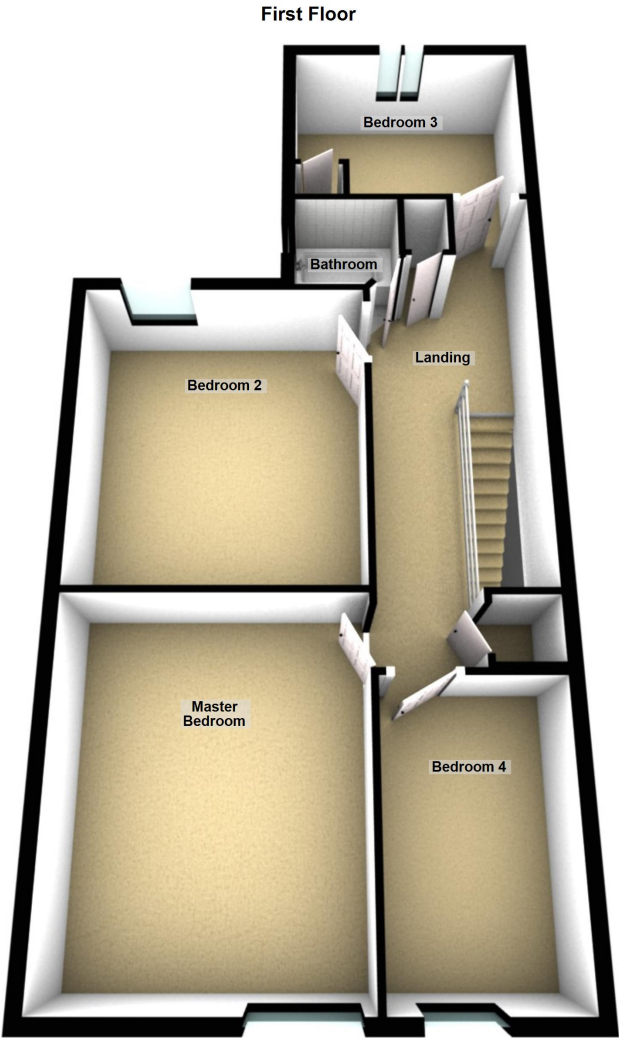
Superfast broadband is available.

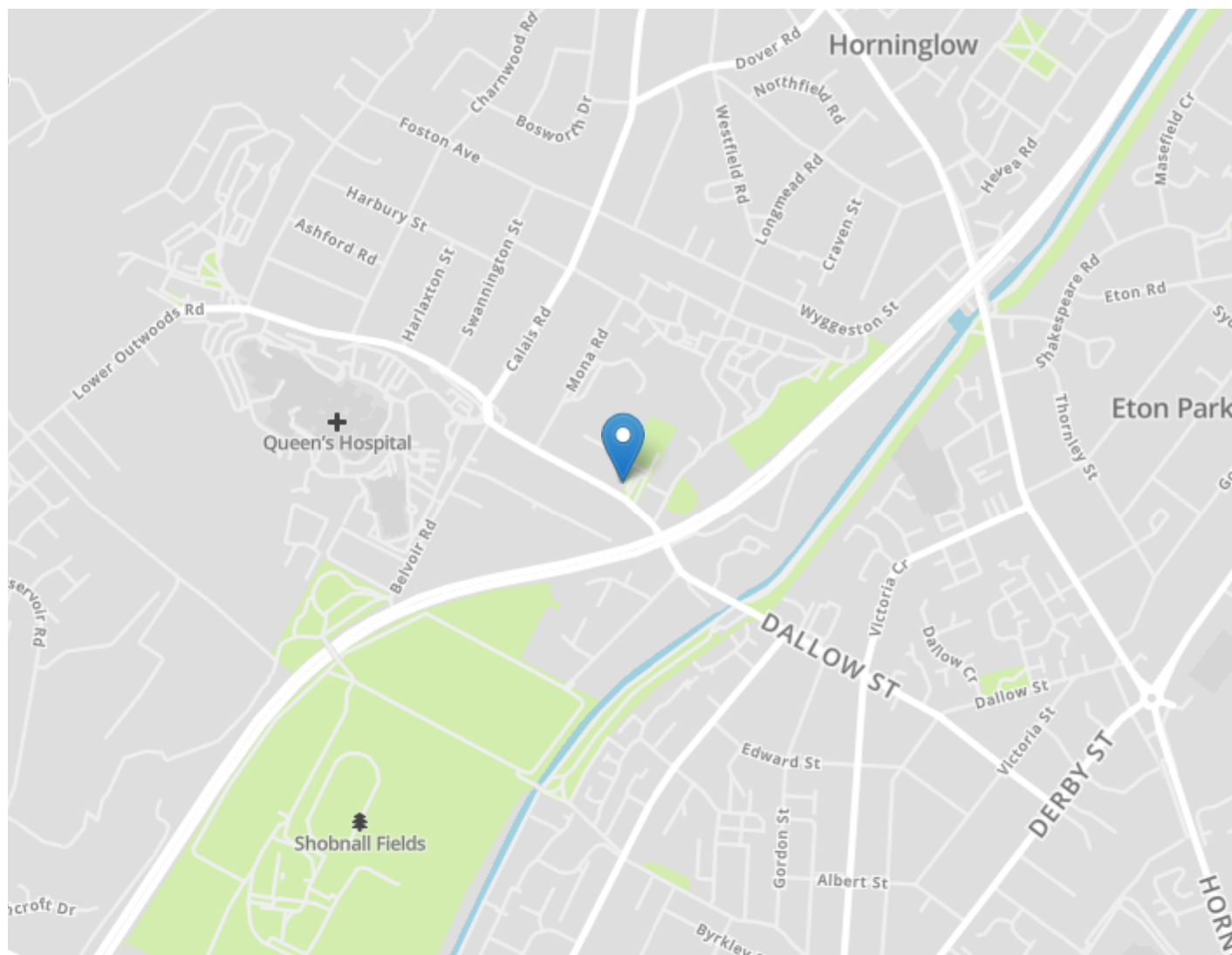
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC







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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.