



Crew Partnership

Burton · Estate · Agents



**24 HURST DRIVE
STRETTON
BURTON-ON-TRENT
DE13 0ED**

EXTENDED FAMILY HOME + CONSERVATORY AND IN THE HEART OF THE VILLAGE! Entrance Hall, 20ft Lounge/Dining Room, Kitchen/Breakfast Room and Conservatory. Landing, 3 BEDROOMS, and a REFITTED WET ROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front. Cul-de-sac location. NO UPWARD CHAIN!

£220,000 FREEHOLD

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

Telephone : 01283 548548

<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

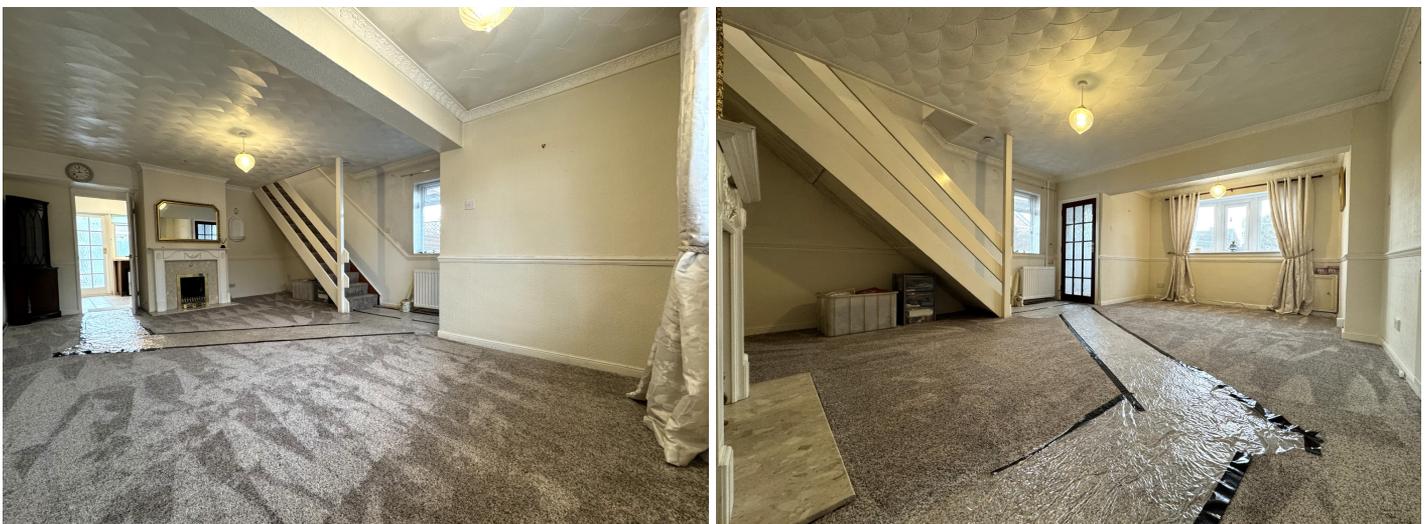
Entrance Hall

UPVC frosted double glazed window to side aspect, laminate flooring, uPVC double glazed frosted door to front, door to Lounge/Dining Room.



Lounge/Dining Room

20' 0" x 14' 7" (6.10m x 4.45m) UPVC double glazed bow window to front aspect, uPVC double glazed window to side aspect, fireplace, radiators, double radiator, stairs leading to first floor landing, door to Kitchen/Breakfast Room.



Kitchen/Breakfast Room

14' 8" x 9' 9" (4.47m x 2.97m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear aspect, hardwood single glazed window to rear, radiator, tiled flooring, hardwood door to Conservatory, door to Storage cupboard.



Conservatory

UPVC double glazed windows to all aspects, tiled flooring, uPVC double glazed patio door to garden, uPVC double glazed door to Garden also.



First Floor

Landing

Doors to all Bedrooms, Wet Room and a storage cupboard.



Master Bedroom

12' 0" x 8' 7" (3.66m x 2.62m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



Second Bedroom

11' 0" x 8' 9" (3.35m x 2.67m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

8' 6" x 6' 0" (2.59m x 1.83m) UPVC double glazed window to front aspect, radiator.



Wet Room

Recently refitted with three piece suite with comprising with fitted shower and shower curtain, wash hand basin and low-level WC tiled surround, uPVC double glazed window to rear aspect, radiator.



Outside

Front and Rear Gardens

The front garden is mainly laid to gravel and bordered with a variety a bushes and shrubs. A concrete driveway provides parking for two cars. Gated access to the Rear Garden.

The rear garden is mainly laid to gravel with a garden wall separating that and a paved seating area.



Additional Information

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.

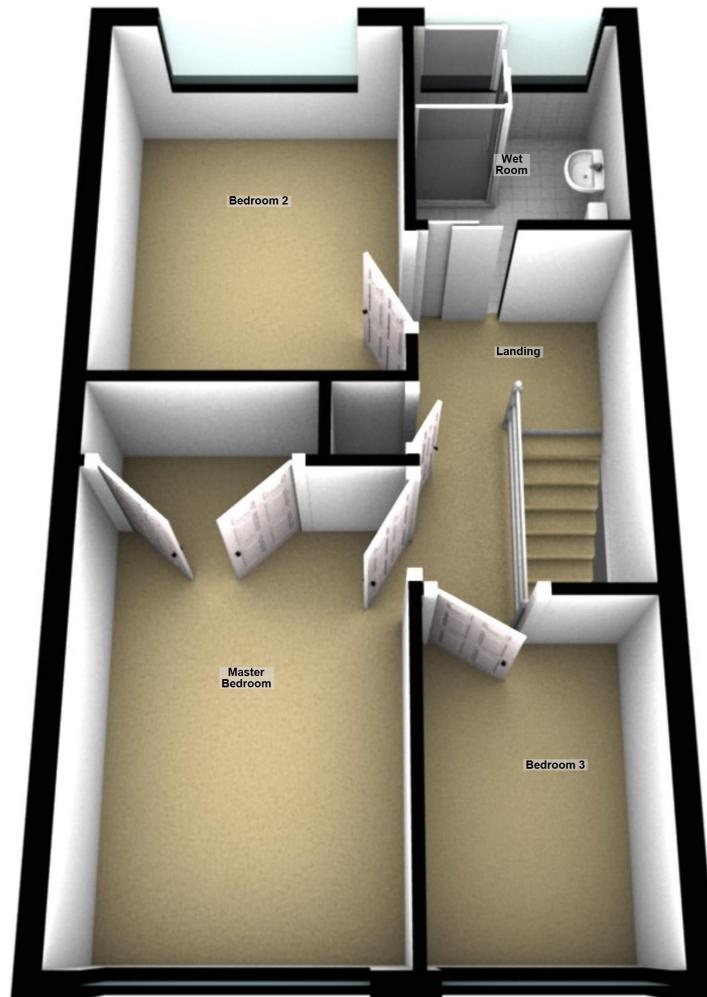
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

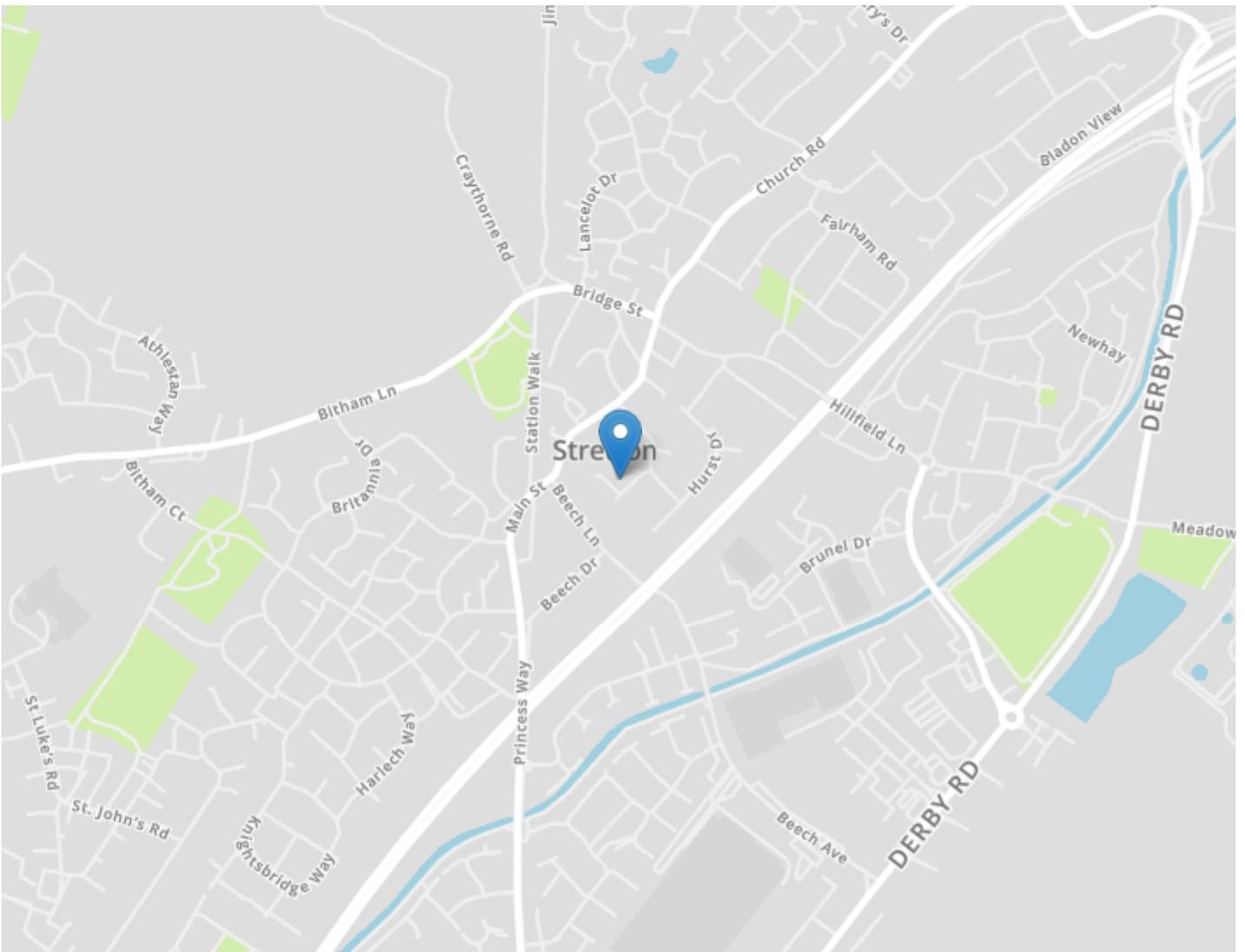
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



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.