



Crew Partnership

Burton • Estate • Agents



**39 FOREST ROAD
BURTON-ON-TRENT
DE13 9TW**

2 DOUBLE BEDROOMS + REFITTED BATHROOM + PARKING TO THE REAR!
Lounge, Lobby, Dining Room and Kitchen. Landing, 2 Double Bedrooms and a Refitted Bathroom with a roll top bath. UPVC DG + GCH (Recently installed boiler). Front and Rear Gardens. Gated access to parking at the rear. Popular Road. NO UPWARD CHAIN

£169,950 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

Lounge

12' 5" x 12' 0" (3.78m x 3.66m) UPVC double glazed box window to front aspect, fireplace with cast-iron solid fuel burner, double radiator, coving to ceiling with ceiling rose, double glazed opaque door to front, door to Lobby.



Lobby

Door to under-stairs storage cupboard and open plan to Dining Room.

Dining Room

12' 5" x 12' 0" (3.78m x 3.66m) UPVC double glazed window to rear aspect with cast-iron solid fuel burner, double radiator, coving to ceiling, stairs leading to first floor landing, door to Kitchen



Kitchen

12' 1" x 6' 5" (3.68m x 1.96m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, dishwasher, tumble dryer and cooker, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect with wall mounted gas boiler serving heating system and domestic hot water, ceramic tiled flooring, stable door to garden



First Floor

Landing

Loft hatch, doors to both Bedrooms and Bathroom.

Master Bedroom

12' 5" x 12' 1" (3.78m x 3.68m) UPVC double glazed window to front aspect, double radiator.



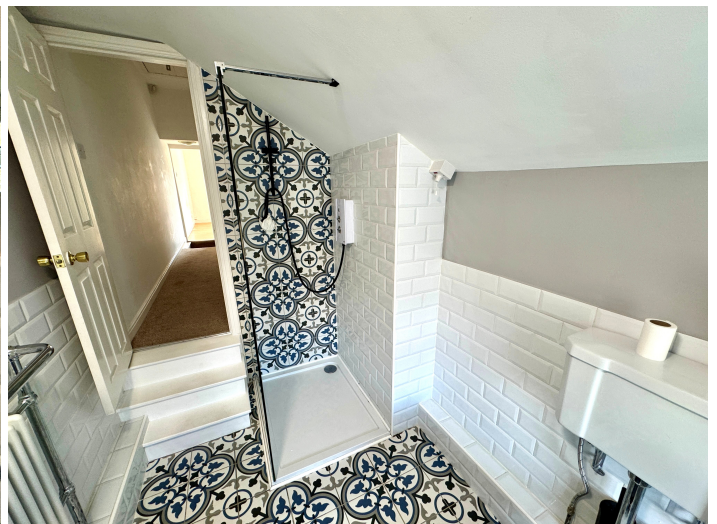
Second Bedroom

12' 0" x 9' 3" (3.66m x 2.82m) UPVC double glazed window to rear aspect, double radiator.



Bathroom

Fitted with four piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin, tiled shower enclosure with fitted electric shower and glass screen and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



Outside

Front and Rear Gardens

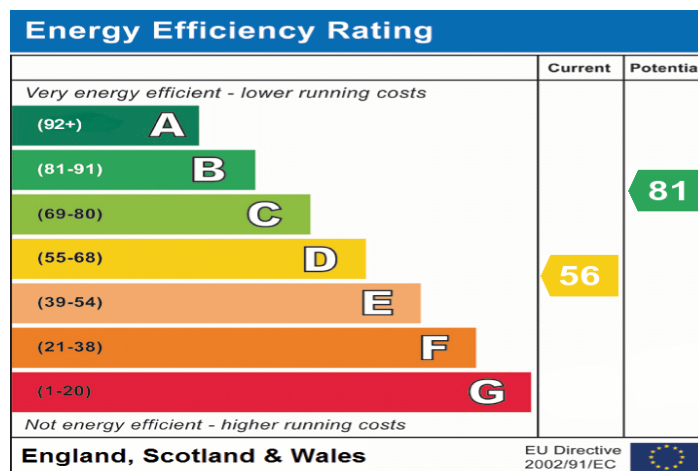
Established garden, driveway to the rear car parking space, mainly laid to lawn. Sun patio seating area, outside cold water tap, rear gated access.

Additional Information

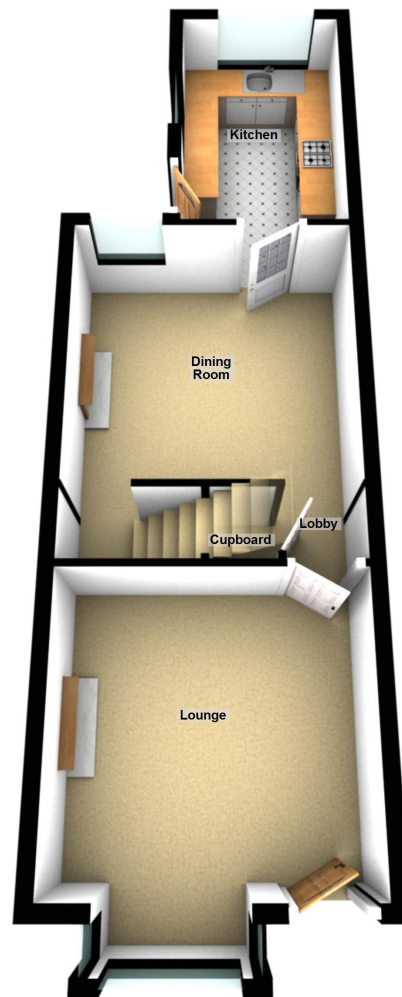
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

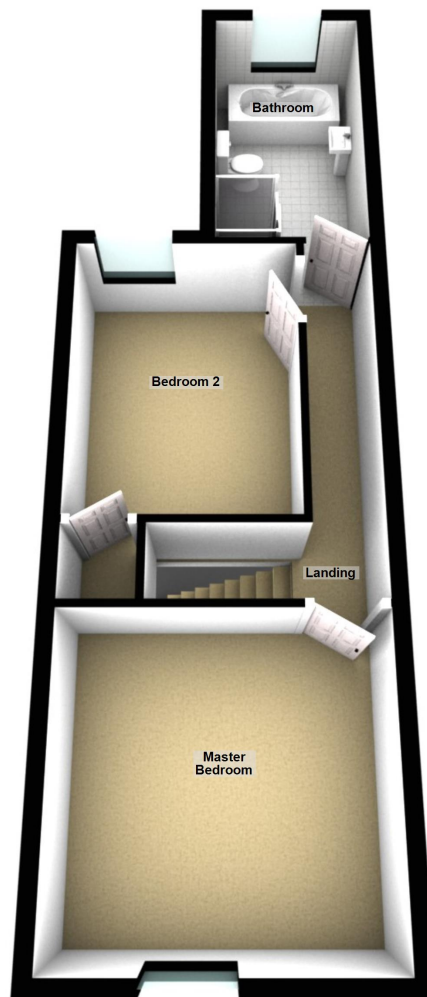
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

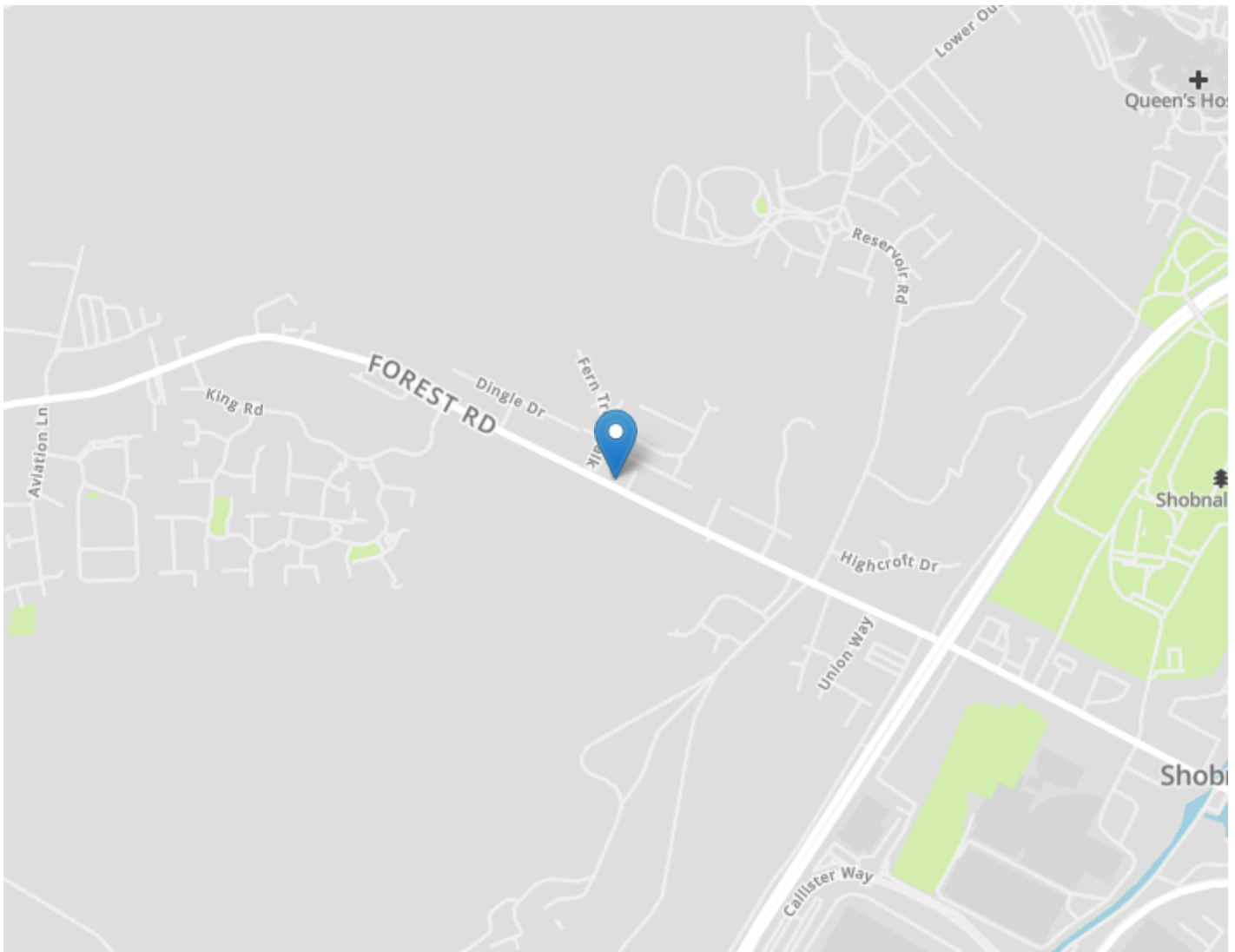


Ground Floor



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.