



Crew Partnership

Burton • Estate • Agents



**132 TUTBURY ROAD
OUTWOODS
BURTON-ON-TRENT
DE13 0NU**

DETACHED BUNGALOW WITH 2 DOUBLE BEDROOMS + 2 RECEPTION ROOMS + NO UPWARD CHAIN! Porch, Entrance Hall, Fitted Kitchen, 17ft Lounge/Diner, Dining Room(Previously a Third Bedroom), Inner Hallway, 2 Double Bedrooms and Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to double gates, with additional parking spaces behind. CLOSE TO LOCAL AMENITIES

OFFERS OVER £265,000 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

Porch

Door to Entrance Hall

Entrance Hall

Radiator, tiled flooring, open plan to Dining Room, doors to Fitted Kitchen and Lounge.



Fitted Kitchen

9' 2" x 8' 6" (2.79m x 2.59m) Fitted with a matching range of modern base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, NEFF fitted electric fan assisted oven, ceramic hob with pull out extractor hood over, plinth heater, uPVC double glazed window aspect, tiled flooring.



Dining Room

8' 6" x 7' 0" (2.59m x 2.13m) UPVC double glazed window to side aspect, radiator, door to inner Hallway.



Lounge

17' 9" x 12' 5" (5.41m x 3.78m) UPVC double glazed bow window to front aspect, gas fireplace with brick built surround, double radiator, door to Inner Hallway.



Inner Hallway

Doors to both Bedrooms, Bathroom and a storage cupboard housing the hot water tank. Loft hatch allowing access to a partially boarded and well insulated loft space.

Master Bedroom

15' 8" x 9' 6" (4.78m x 2.90m) UPVC double glazed window to rear aspect, radiator, modern fitted double wardrobes.



Second Bedroom

10' 0" x 8' 9" (3.05m x 2.67m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe as well a single wardrobe and overhead storage also.



Bathroom

Fitted with modern three piece suite comprising bath with electric shower over and shower curtain, vanity wash hand basin with mixer tap and low-level WC, tiled surround, uPVC frosted double glazed window to side aspect, heated towel rail, tiled flooring.



Outside

Front and Rear Gardens

A front garden mainly laid to lawn bordered by a well stocked raised bed filled with a variety of bushes and trees and enclosed by a garden wall.

A tarmac driveway leads to double gates, allowing side access to the rear garden and additional space for parking.

The rear garden is mainly laid to lawn with a garden path bordered by a variety of bushes, shrubs and trees and leads to a paved seating area and hardstanding base for a shed and summerhouse. Trees to the rear boundary add additional privacy to a well cared for garden.



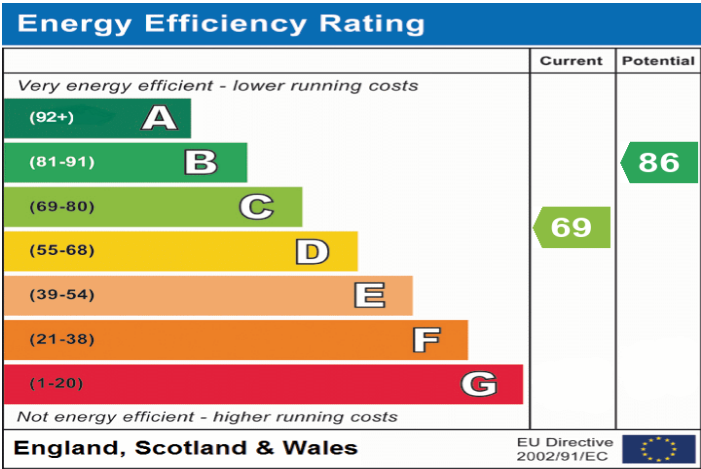
Additional Information

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 C

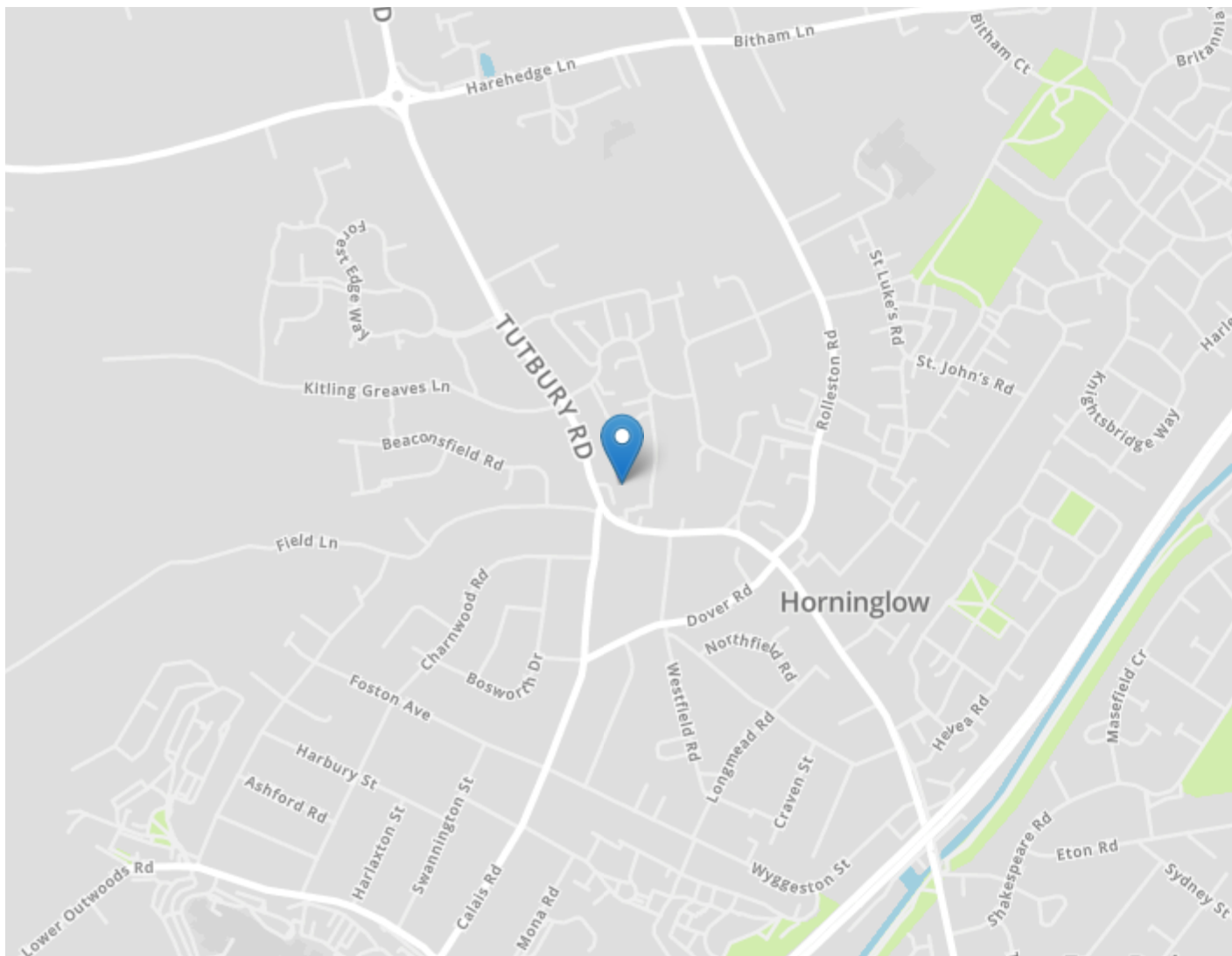
This property benefits from further from being within walking distance of the local shop (Co-op), dentist and hospital as well as being on a bus route into the town centre.



Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.



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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.