



Crew Partnership

Burton • Estate • Agents



**34 SPRING TERRACE ROAD
STAPENHILL
BURTON-ON-TRENT
DE15 9DU**

BEAUTIFULLY EXTENDED DETACHED BUNGALOW WITH 3 DOUBLE BEDROOMS +
A DOUBLE GARAGE! Entrance Hall, Cloakroom, Fitted Kitchen open plan to Family
Room (with under-floor heating), Lounge, 3 Bedrooms and a Bathroom. UPVC DG + GCH.
Front, Side and Rear Gardens. Driveway providing ample parking and a Double Garage.
NO UPWARD CHAIN

£375,000 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 todays 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 opaque double glazed window to side aspect, radiator, telephone point, UPVC double glazed door to front, doors to Fitted Kitchen, Lounge, Cloakroom, all Bedrooms, Bathroom and airing cupboard.



Fitted Kitchen

11' 9" x 8' 11" (3.58m x 2.72m) Fitted with a matching range of base and eye level units with solid oak doors and with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for dishwasher, space for oven, uPVC double glazed window to side aspect, radiator, laminate flooring, Tv point, open plan to Family Room.



Family Room

19' 10" x 11' 10" (6.05m x 3.61m) UPVC double glazed window to side aspect, full width uPVC double glazed window to rear aspect, four skylights, uPVC double glazed tri-fold doors to Garden, TV point, under-floor heating, open plan to Lounge.



Lounge

16' 4" x 10' 7" (4.98m x 3.23m) Living flame gas fire, double radiator, TV point, open plan to Family Room, door to Entrance Hall.



Cloakroom

UPVC frosted double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.



Master Bedroom

12' 0" x 10' 7" (3.66m x 3.23m) UPVC double glazed window to front aspect, TV point, two triple fitted wardrobes, radiator.



Second Bedroom

11' 1" x 8' 8" (3.38m x 2.64m) UPVC double glazed window to side aspect, radiator, TV point.



Third Bedroom

9' 3" x 8' 0" (2.82m x 2.44m) UPVC double glazed window to side aspect, radiator, TV point.



Bathroom

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



Outside

Front, Side and Rear Gardens

Driveway leading to front and side providing ample parking and leading to double garage.

A low maintenance gated side garden mainly laid to gravel with a path leading round to the rear.

Rear garden mainly laid to lawn bordered by a variety of shrubs, bushes and trees.

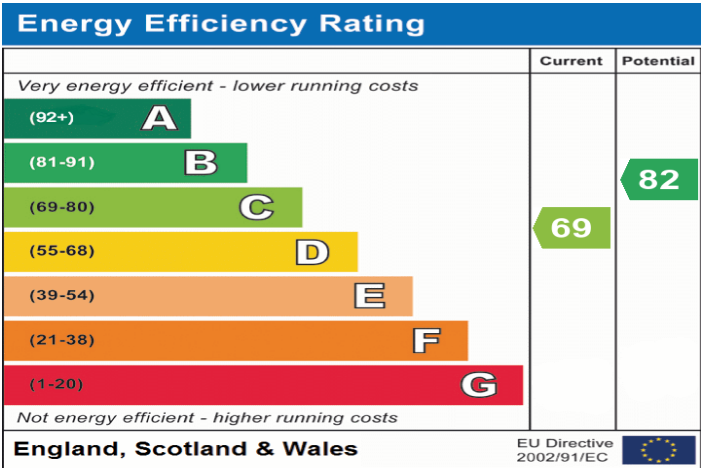


Additional Information

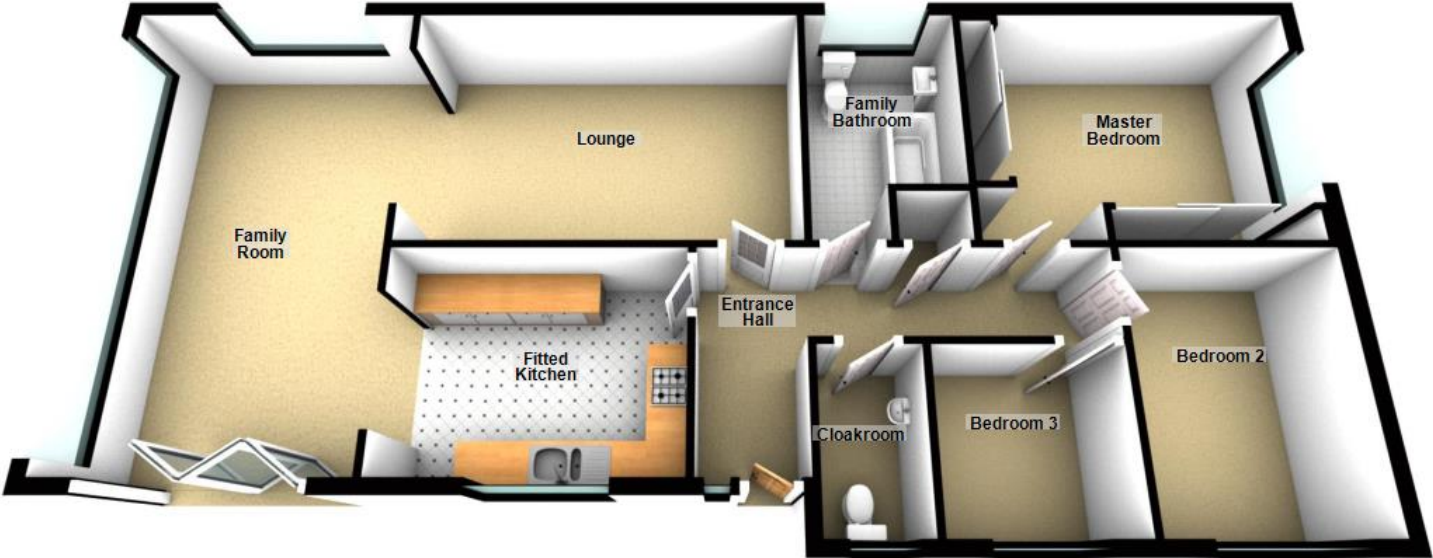
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

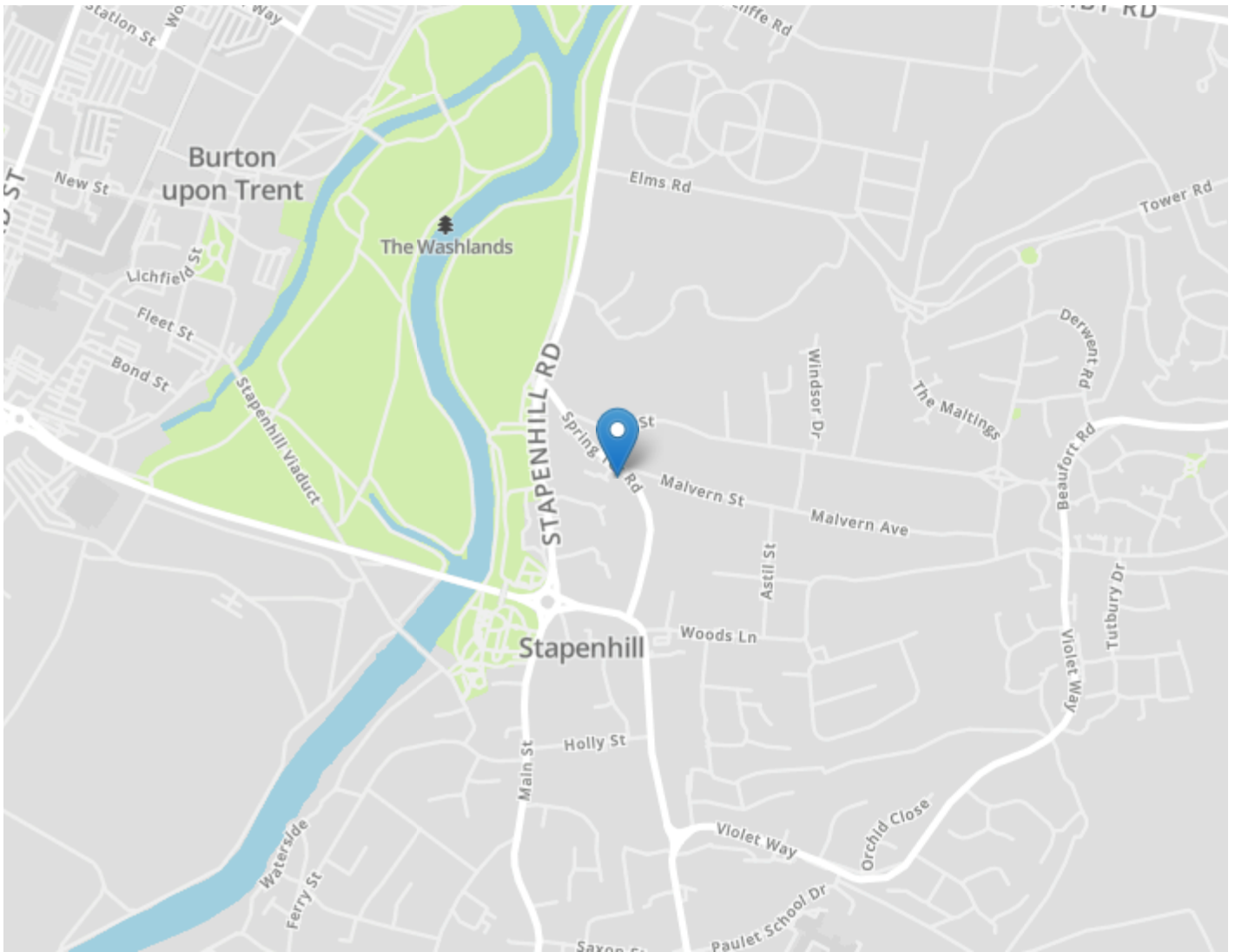
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



Ground Floor



For use by Clev Partnership only
Plan produced using PlanUp



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.

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.