



## 100 CALAIS ROAD BURTON-ON-TRENT DE13 0UL

LARGE TRADITIONAL TERRACED HOME WITH 3 BEDROOMS, A KITCHEN/BREAKFAST ROOM AND IT'S OWN PRIVATE ENTRY WAY! Entrance Hall, lounge, Dining Room, 16ft Kitchen/Breakfast Room, Downstairs Bathroom. Landing, 3 Good Sized Bedrooms. Gas Central Heating. Extensive Rear Garden access by your own private entry way. POPULAR ROAD

**£174,950 FREEHOLD**

## 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

#### Entry Way

UPVC double glazed door to the front and Entrance Hall. Gated access to the Rear Garden.

#### Entrance Hall

Stairs leading to first floor landing, door to lounge, open plan to Dining Room.

#### Lounge

11' 9" x 11' 4" (3.58m x 3.45m) UPVC double glazed bay window to front aspect with built in storage, radiator, wooden flooring.



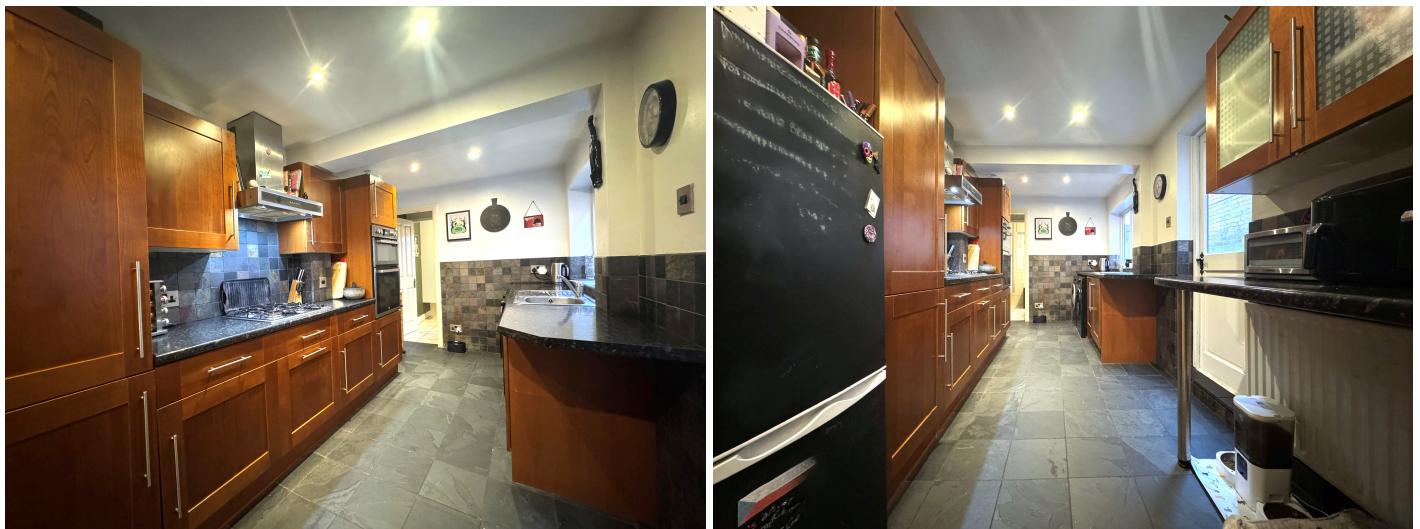
### Dining Room

12' 0" x 11' 9" (3.66m x 3.58m) UPVC double glazed window to rear aspect, fireplace, radiator, wooden flooring, door to under-stairs storage cupboard, double doors to Kitchen/Breakfast Room.



### Kitchen/Breakfast Room

16' 0" x 7' 6" (4.88m x 2.29m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge/freezer, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, fitted grill, hardwood single window to side aspect, tiled flooring, door to garden, door to Bathroom.



### Bathroom

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



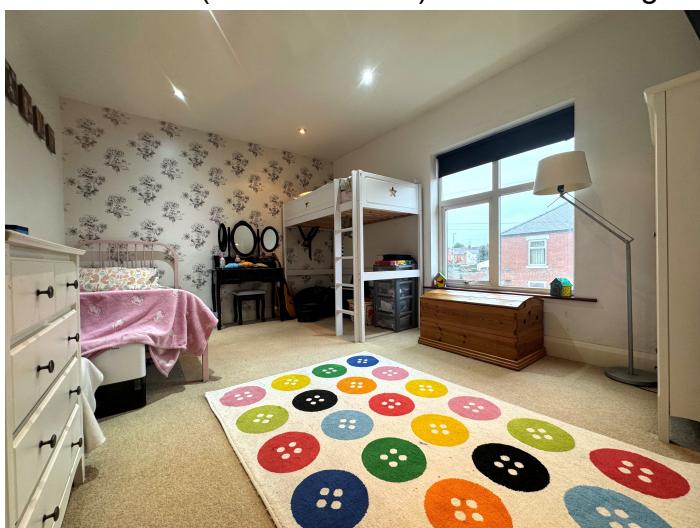
## First Floor

### Landing

Doors to all Bedrooms.

### Master Bedroom

15' 2" x 11' 4" (4.62m x 3.45m) UPVC double glazed window to front aspect, radiator.



### Second Bedroom

12' 0" x 11' 9" (3.66m x 3.58m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



### Third Bedroom

8' 11" x 7' 8" (2.72m x 2.34m) UPVC double glazed window to rear aspect, radiator.

### Outside

#### Front and Rear Gardens

A walled front garden with a path leading to the property.

A private, large rear garden mainly laid to lawn, with both a paved and decking seating area.

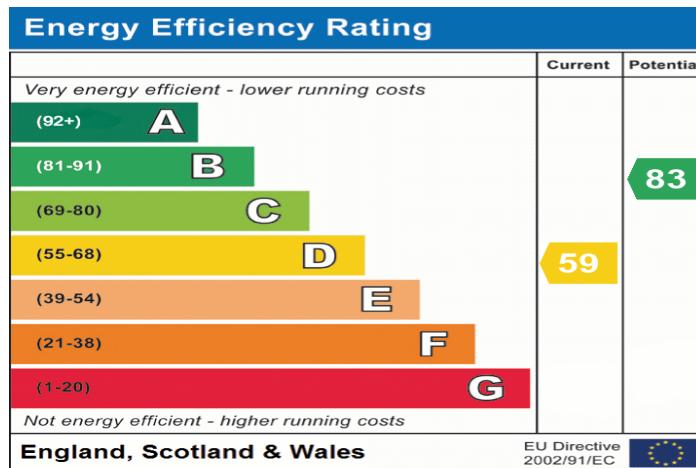


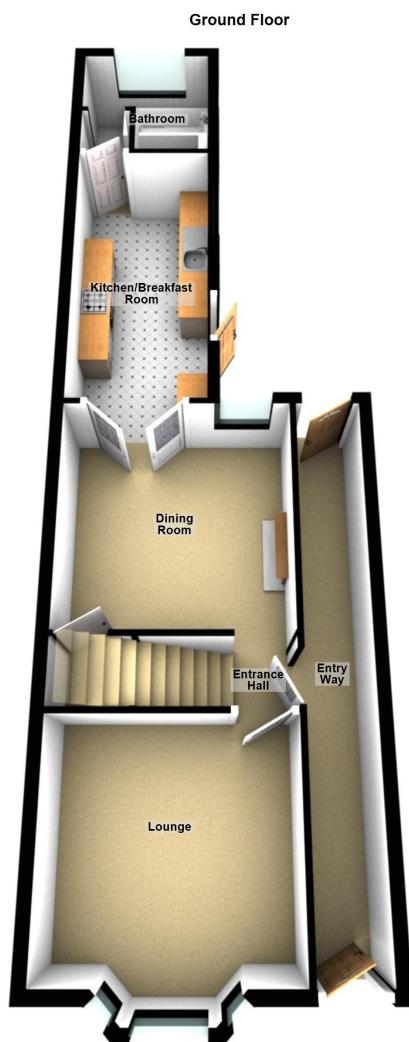
## Additional Information

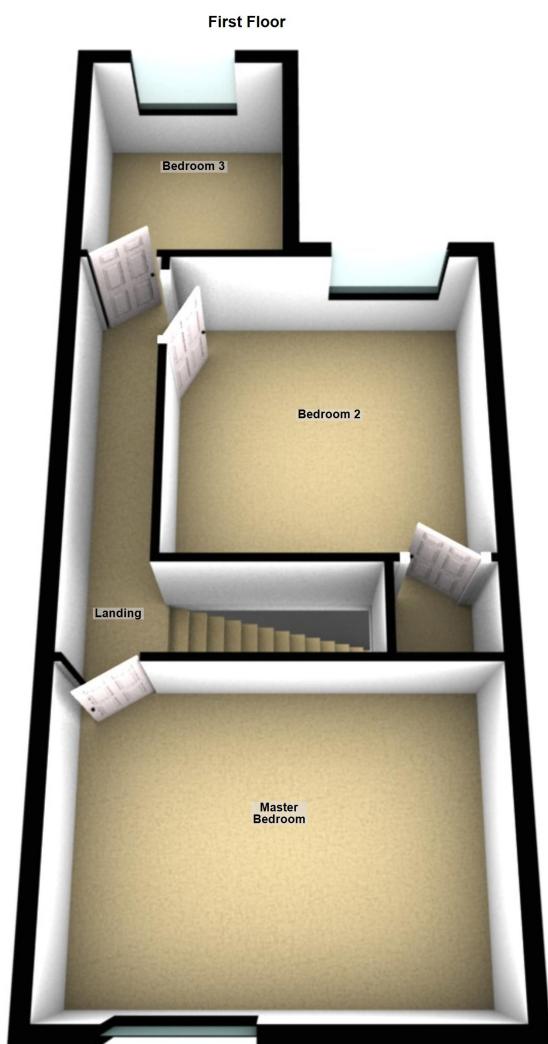
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

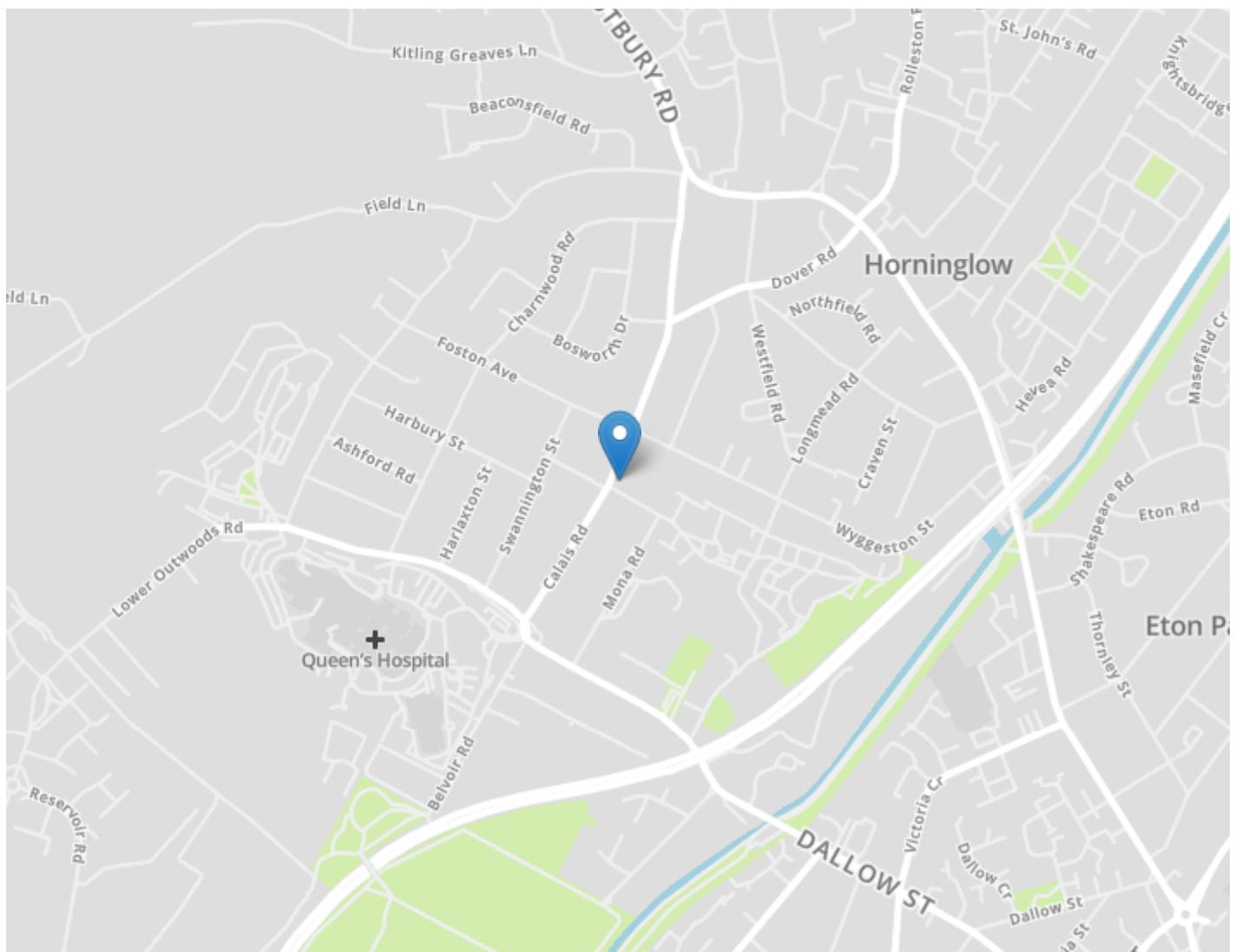
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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









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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.