



Crew Partnership

Burton · Estate · Agents



2 NEEDWOOD STREET BURTON-ON-TRENT DE14 2EN

THE OLD VICARAGE - DETACHED FAMILY HOME WITH 5 DOUBLE BEDROOMS + 3 BATHROOMS + CONSERVATORY + GARAGE! 15ft Entrance Hall, Sitting Room, L-Shaped Lounge, Fifth Bedroom + En-Suite, 22FT KITCHEN/DINING ROOM, Utility Room, Cloakroom and a Conservatory. GALLERIED LANDING, 4 Bedrooms (Third Bedroom + En-Suite), WC and Family Bathroom. GCH. Front and Rear Gardens. Driveway leading to Garage. A REAL ONE OFF!

£475,000 FREEHOLD

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

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<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

15' 0" x 11' 8" (4.57m x 3.56m) UPVC double window to rear aspect, two radiators, laminate flooring, stairs leading to Galleried Landing, uPVC double glazed door to side, doors to Sitting Room, Lounge, Fifth Bedroom, Cloakroom and Kitchen/Dining Room.



Sitting Room

14' 11" x 12' 11" (4.55m x 3.94m) Hardwood single glazed bay window to front aspect, fireplace, two radiators, laminate flooring.



Lounge

17' 3" x 14' 11" Max (5.26m x 4.55m) Hardwood single window to front aspect, hardwood single glazed bay window to front aspect, fireplace, two radiators, laminate flooring.



Fifth Bedroom

14' 7" x 13' 11" (4.45m x 4.24m) Radiator, double doors to Kitchen/Dining Room, door to En-Suite Bathroom.



En-Suite Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled surround, radiator, tiled flooring.



Cloakroom

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled surround, radiator, tiled flooring.



Kitchen/Dining Room

22' 0" x 17' 8" (6.71m x 5.38m) Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer and range, fitted eye level electric fan assisted oven with extractor hood over, window to side, uPVC double glazed window to rear aspect, two radiators, tiled flooring, double glazed double door to Conservatory, doors to Utility Room, Fifth Bedroom and a storage cupboard.



Utility Room

16' 5" x 5' 6" (5.00m x 1.68m) 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 freezer, storage cupboards, radiator, tiled flooring, door to Rear Garden.

Conservatory

12' 7" x 12' 1" (3.84m x 3.68m) Laminate flooring, double door to Rear Garden.



First Floor

Galleried Landing

UPVC double glazed window to rear aspect, radiator, doors to all Bedrooms, WC and a Family Bathroom.



Master Bedroom

14' 11" x 14' 1" (4.55m x 4.29m) Hardwood single glazed window to front aspect, radiator.



Second Bedroom

14' 7" x 13' 11" (4.45m x 4.24m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

14' 11" x 11' 7" (4.55m x 3.53m) Hardwood single glazed window to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite with double shower enclosure, wash hand basin and low-level WC, hardwood single glazed window to front aspect, heated towel rail, tiled flooring.



Fourth Bedroom

14' 10" x 11' 7" (4.52m x 3.53m) Three uPVC double glazed windows to side aspect, uPVC double glazed window to rear aspect, two radiators.



WC

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled surround, radiator.



Family Bathroom

Fitted with three piece comprising bath with shower attachment and shower curtain, vanity wash hand basin with mixer tap and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect.



Outside

Front and Rear Gardens

Block paved driveway to front leading to double gates for access to the Rear Garden.

Rear garden mainly laid to lawn, bordered by walls and with a paved seating area. Garage and brick built storage shed.




Additional Information

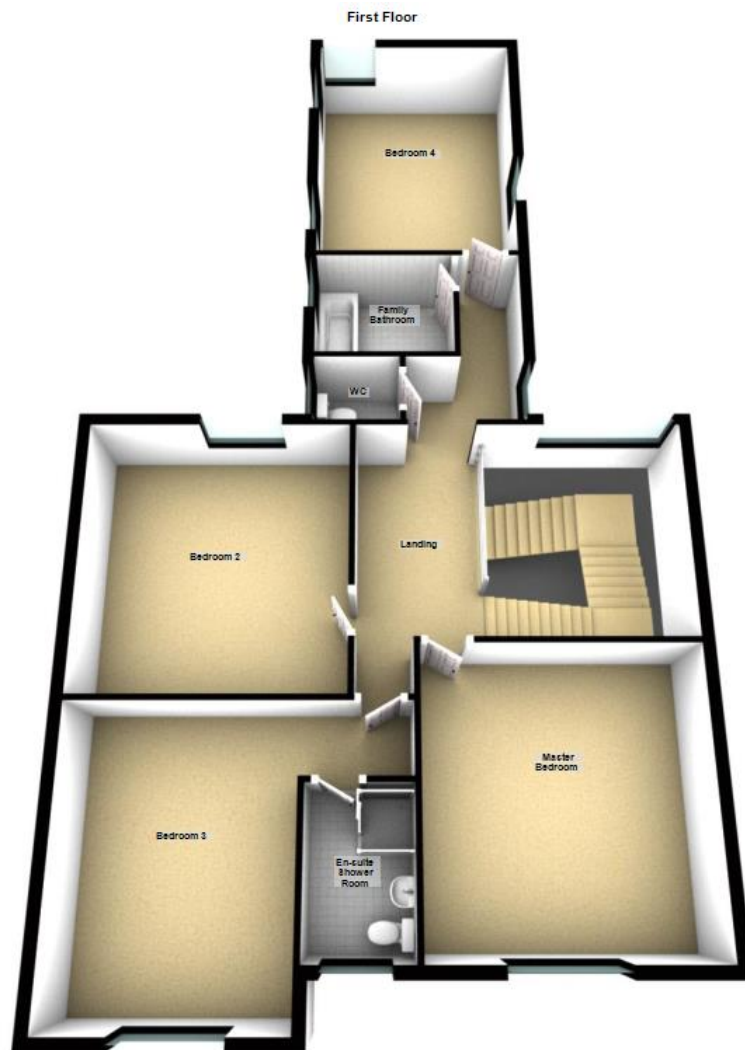
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

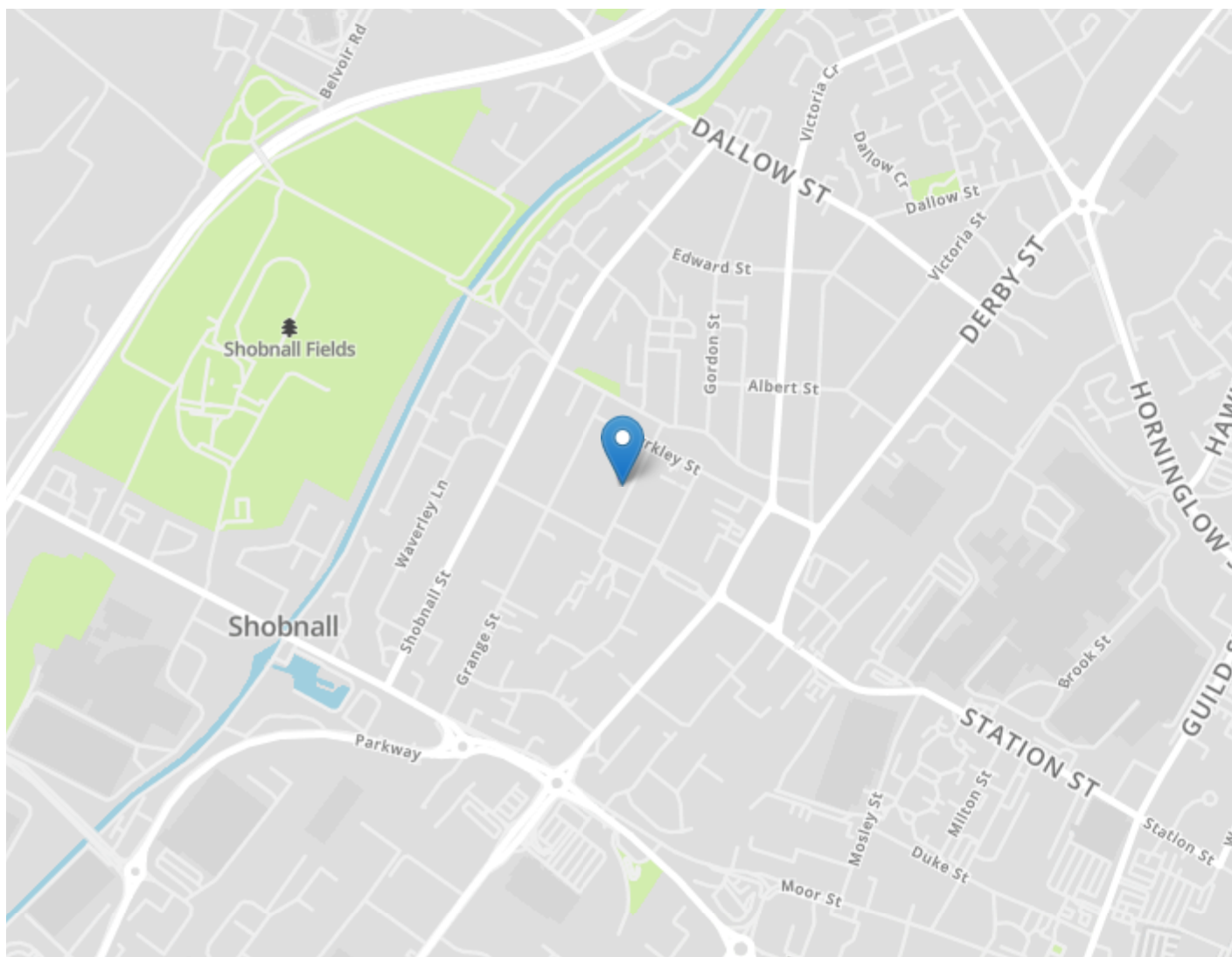
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 







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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.