



Crew Partnership

Burton · Estate · Agents



**82 FAIRHAM ROAD
STRETTON
BURTON-ON-TRENT
DE13 0BU**

SEMI DETACHED HOME WITH 3 BEDROOMS + GARAGE + NO UPWARD CHAIN! Entrance Hall, Lounge, Dining Room, Kitchen. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to a Garage. POPULAR VILLAGE LOCATION

£199,950 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

Entrance Hall

UPVC double glazed window to front aspect, radiator, door to Lounge.



Lounge

16' 0" x 12' 7" (4.88m x 3.84m) UPVC double glazed window to front aspect, radiator, double door to Dining Room, door to storage cupboard.



Dining Room

11' 11" x 8' 9" (3.63m x 2.67m) Radiator, stairs leading to first floor landing, uPVC double glazed sliding door to Rear Garden, folding door to Kitchen.



Kitchen

11' 10" x 6' 11" (3.61m x 2.11m) 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 and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, vinyl flooring, door to Driveway.



First Floor

Landing

Doors to all Bedrooms and Bathroom.



Master Bedroom

12' 1" x 9' 7" (3.68m x 2.92m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



Second Bedroom

11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

8' 7" Max x 5' 11" (2.62m x 1.80m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite, comprising bath with shower over and glass screen, vanity wash hand basin with tiled splashback and low-level WC, uPVC frosted double glazed window to rear aspect, heated towel rail, tiled flooring.




Outside

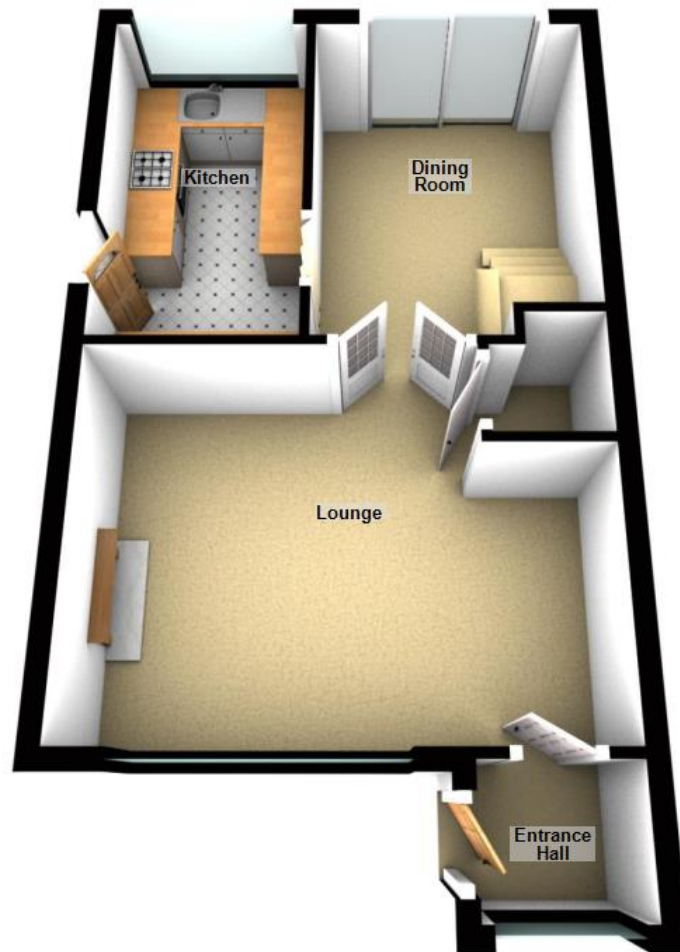
Front and Rear Gardens

Front garden mainly laid to lawn, tarmacked driveway leading to Garage.

Private rear garden

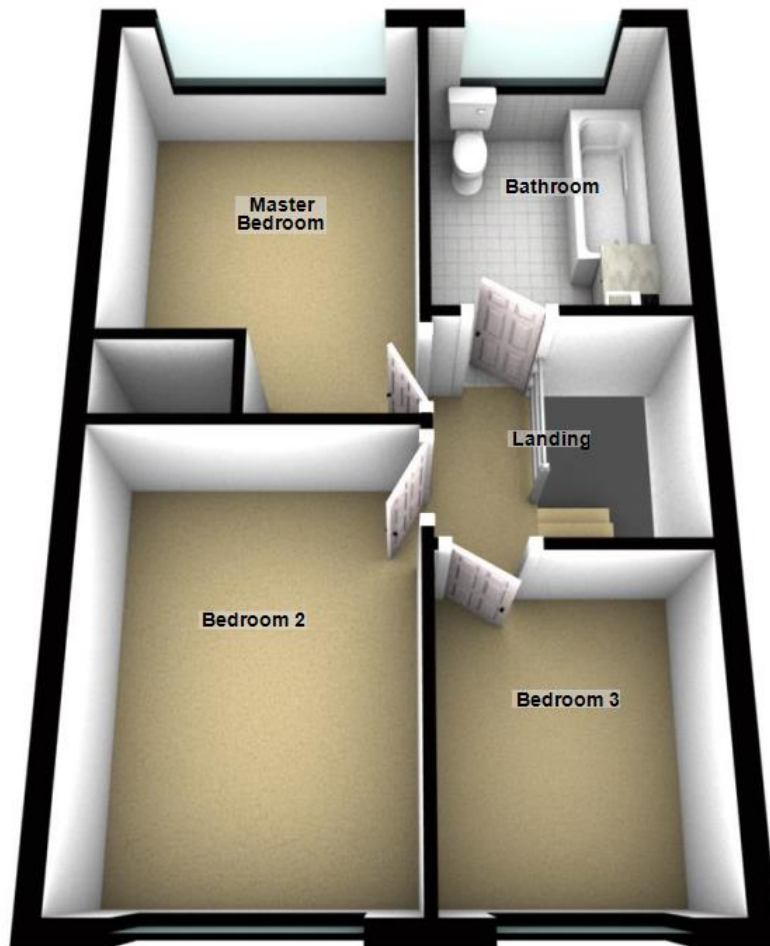
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

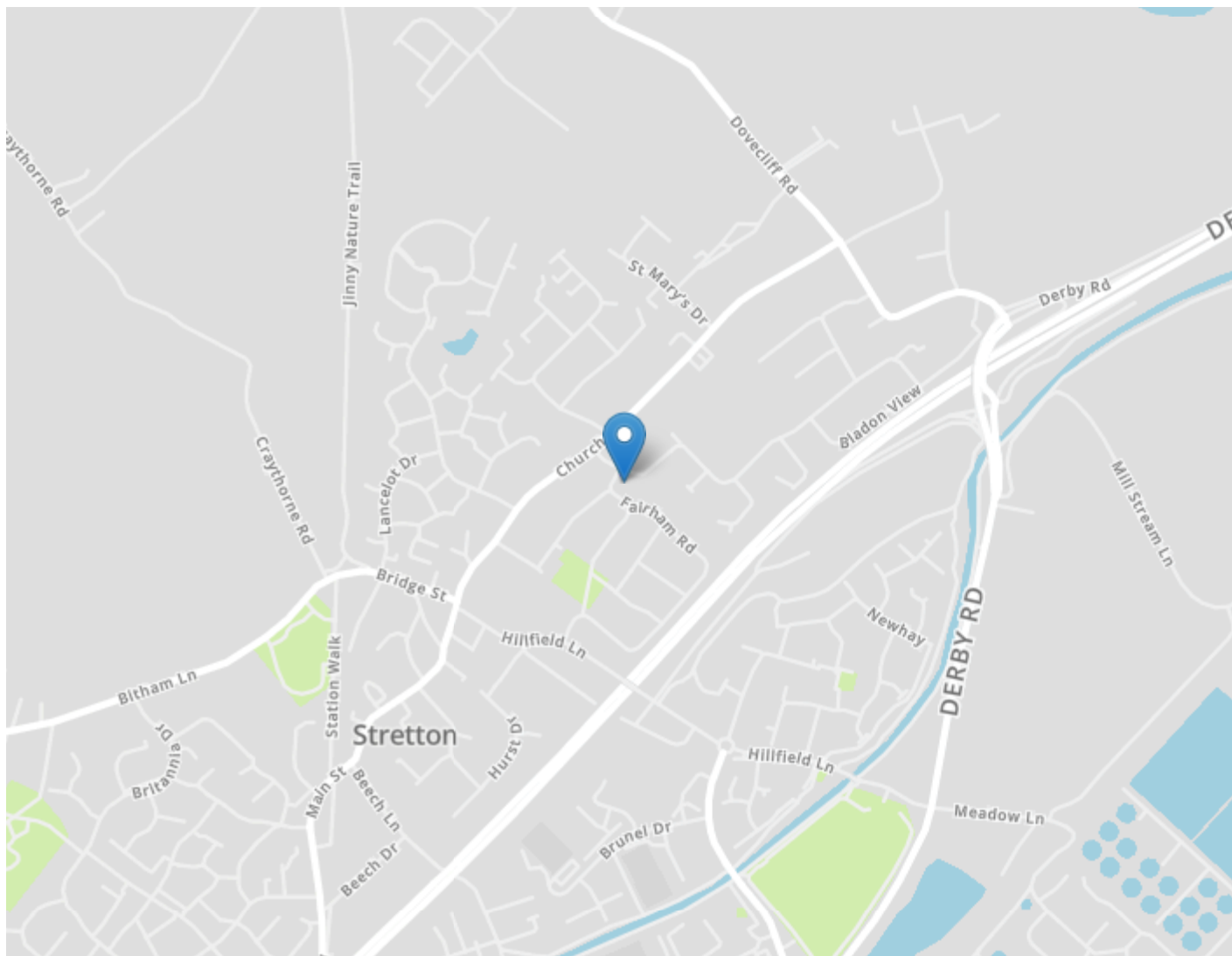
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

First Floor





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.