



Crew Partnership

Burton · Estate · Agents



**12 GATCOMBE CLOSE
STRETTON
BURTON-ON-TRENT
DE13 0EP**

3 BED DETACHED BUNGALOW IN A QUIET CUL-DE-SAC LOCATION! Entrance Hall, Lounge, Dining Room, Kitchen, MASTER BEDROOM + ENSUITE SHOWER ROOM, 2 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. POPULAR VILLAGE LOCATION

£360,000 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

Opaque double glazed window to front aspect, radiator, coving to ceiling, loft hatch, double glazed opaque door to front, two storage cupboards, doors to Lounge, all Bedrooms and Family Bathroom.



Lounge

13' 4" x 13' 8" (4.06m x 4.17m) UPVC double glazed bow window to front aspect, uPVC double glazed bow window to rear aspect, coal effect gas fire set in brick built surround, double radiator, coving to ceiling, sliding door to Dining Room.



Dining Room

10' 0" x 9' 8" (3.05m x 2.95m) Radiator, coving to ceiling, uPVC double glazed patio door to garden, open plan to Kitchen.



Kitchen

12' 1" x 9' 0" (3.68m x 2.74m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear aspect, double radiator with wall mounted gas radiator heating boiler serving heating system and domestic hot water, uPVC double glazed opaque door to garden.



Master Bedroom

11' 0" x 10' 0" (3.35m x 3.05m) UPVC double glazed bow window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower and folding glass screen, pedestal wash hand basin, low-level WC and shaver point tiled surround, radiator.



Second Bedroom

10' 0" x 9' 0" (3.05m x 2.74m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

9' 9" x 7' 9" (2.97m x 2.36m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect, radiator.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, gated side access, outside cold water tap, double width driveway to the front leading to garage. Block paved sun patio seating area.



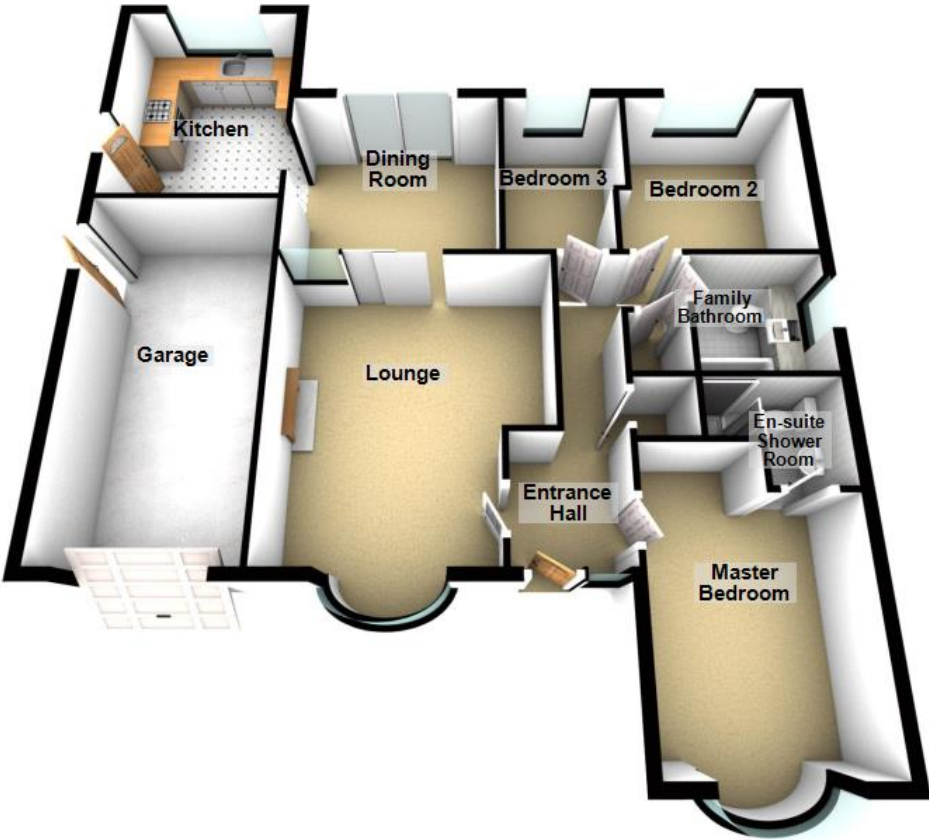
Additional Information

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

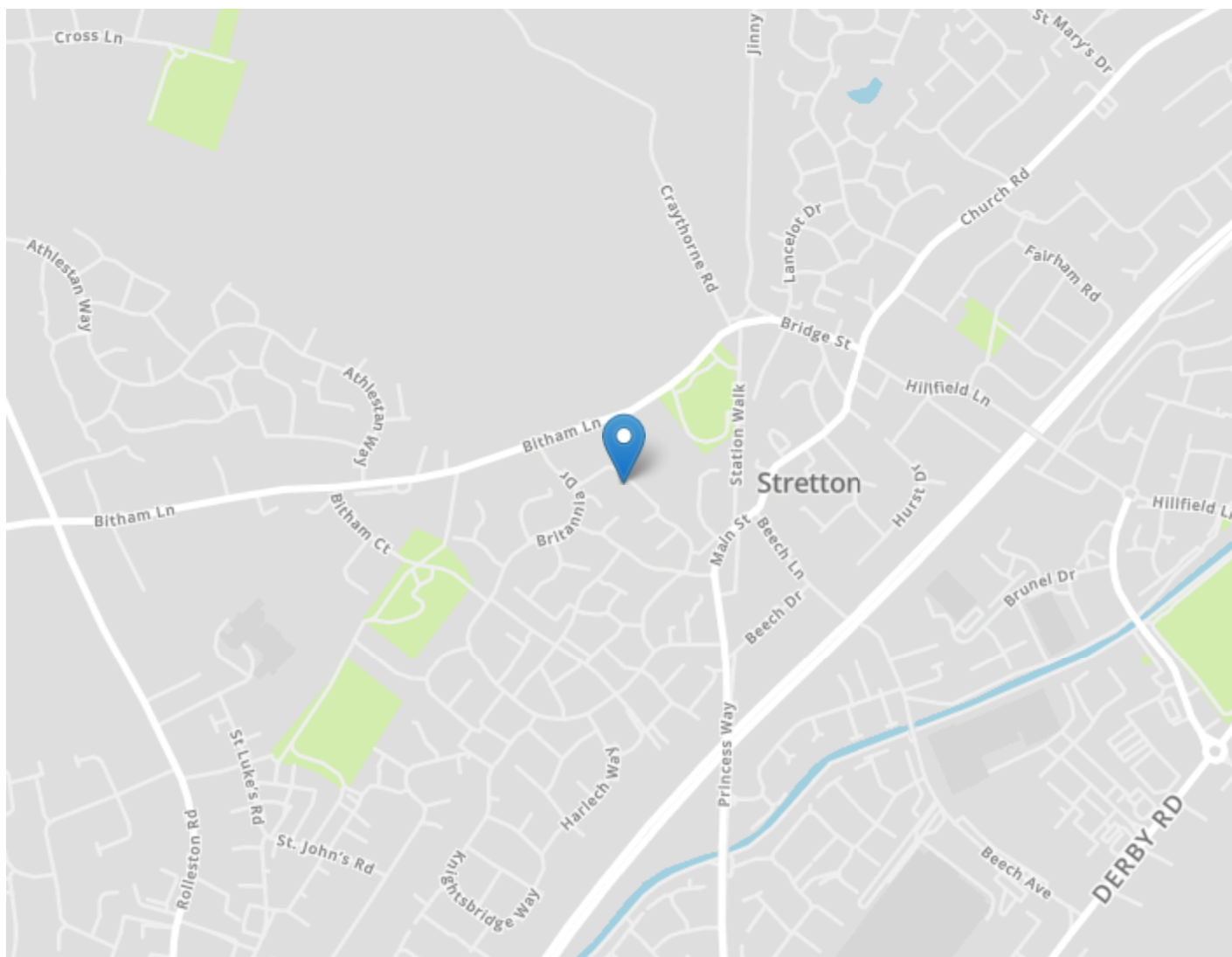
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Ground Floor



For use by Grew 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.