



Crew Partnership

Burton · Estate · Agents



**156 WETMORE ROAD
BURTON-ON-TRENT
DE14 1QS**

TRADITIONAL TERRACE WITH 2 DOUBLE BEDROOMS, A REFITTED KITCHEN + CLOAKROOM! Dining Room, Lobby, Lounge, Refitted Kitchen, Utility Area and Cloakroom. Landing, 2 Double Bedrooms and a Large Bathroom. UPVC DG + GCH. Rear Garden. NO UPWARD CHAIN!

£140,000 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

Dining Room

11' 6" x 12' 0" (3.51m x 3.66m) UPVC double glazed window to front aspect, fireplace, radiator, vinyl flooring, uPVC double glazed door to front, door to Lobby.



Lobby

Door to under-stairs storage cupboard, open plan to Lounge.

Lounge

12' 0" x 11' 8" (3.66m x 3.56m) UPVC double glazed window to rear aspect, fireplace, radiator, vinyl flooring, uPVC double glazed door to rear garden, door to Fitted Kitchen and stairs leading to first floor landing.



Fitted Kitchen

10' 1" x 6' 1" (3.07m x 1.85m) Refitted with a matching range of base and eye level units with worktop space over, matt black 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, fitted electric fan assisted oven, built-in electric hob, uPVC double glazed window to side aspect, tiled flooring, open plan to Utility Area.



Utility Area

Space for fridge/freezer, radiator, tiled flooring, uPVC double glazed door to garden, door to Cloakroom.

Cloakroom

UPVC frosted double glazed window to side aspect, fitted with piece suite comprising, low-level WC and extractor fan, radiator, vinyl flooring.



First Floor

Landing

Doors to both Bedrooms and Bathroom.

Master Bedroom

13' 2" x 11' 7" (4.01m x 3.53m) UPVC double glazed window to front aspect, radiator, laminate flooring.



Second Bedroom

11' 10" x 10' 2" (3.61m x 3.10m) UPVC double glazed window to rear aspect, radiator, folding door to storage cupboard.



Bathroom

Fitted with three piece suite with comprising, bath with shower attachment off over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to rear aspect, radiator, vinyl flooring.



Outside

Rear Garden

Shared entryway to provides access to the rear. Shared access across the back. Gated, private garden mainly laid to artificial grass.



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.

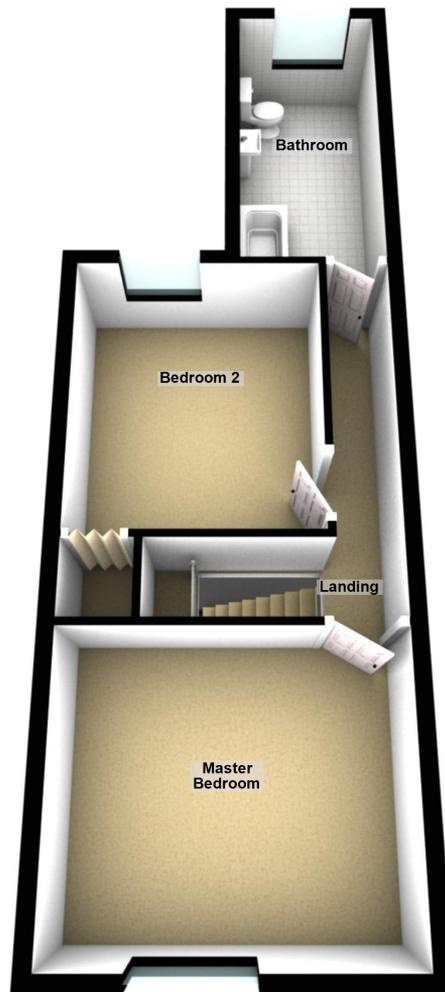
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

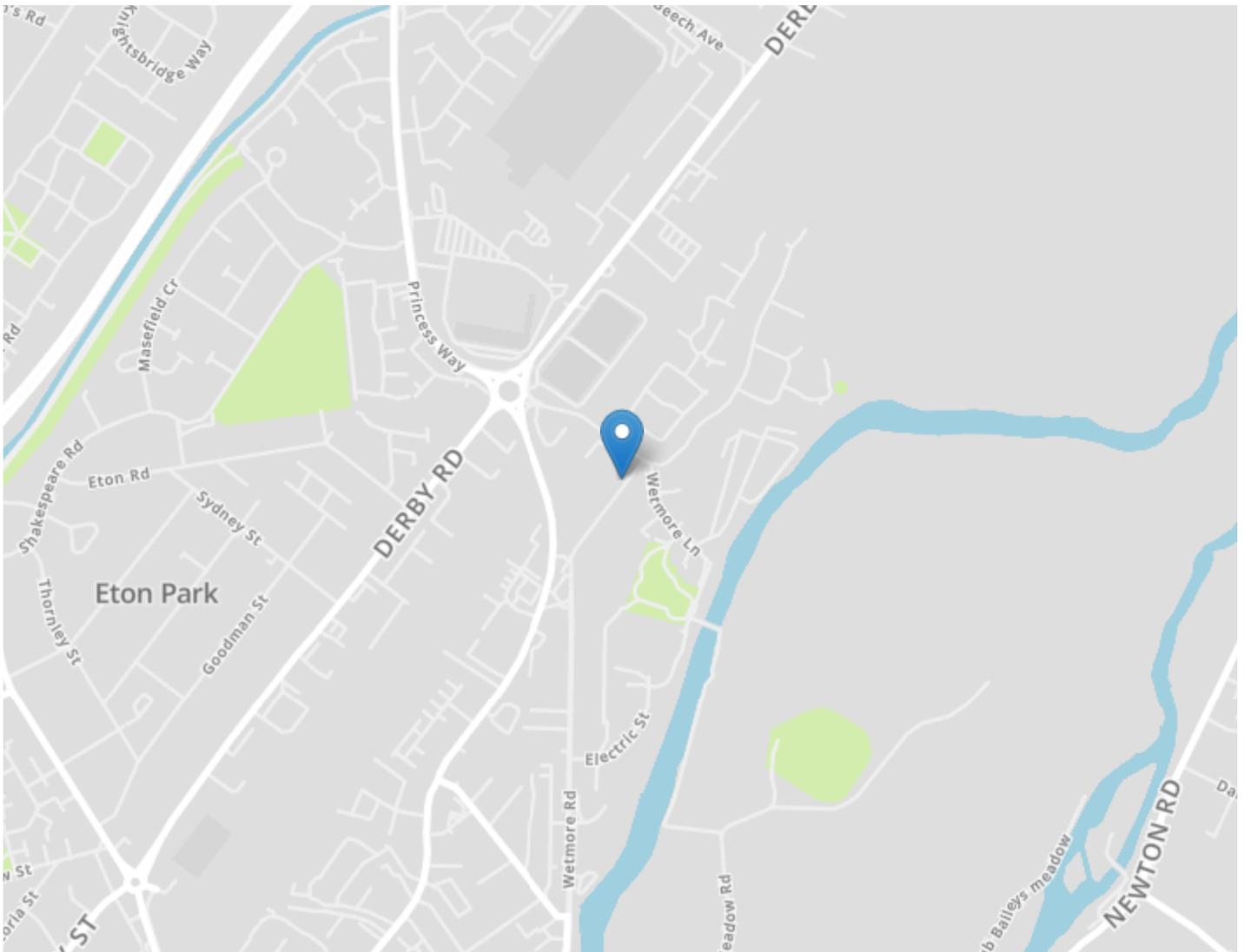
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor





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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.