



Crew Partnership

Burton • Estate • Agents



**40 FOREST ROAD
BURTON-ON-TRENT
DE13 9TW**

EXTENDED TRADITIONAL TERRACE WITH PARKING TO THE REAR AND NO UPWARD CHAIN! 16ft Lounge, Dining Room open plan to an Extended Kitchen. Landing, 2 DOUBLE BEDROOMS and a Large 4 Piece Suite Bathroom. Front and Rear Gardens. Driveway to the rear. POPULAR ROAD

£175,000 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

Lounge

11' 9" x 16' 0" (3.58m x 4.88m) UPVC double glazed window to front aspect, fireplace, radiator, stairs leading to first floor landing, uPVC double glazed door to front, door to understairs storage cupboard, door to Dining Room.



Dining Room

11' 9" x 12' 0" (3.58m x 3.66m) Fireplace, radiator, laminate flooring, open plan to Fitted Kitchen.



Fitted Kitchen

11' 9" x 11' 6" (3.58m x 3.51m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, built-in fridge/freezer, plumbing for washing machine, vent for tumble dryer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to rear aspect, radiator, laminate flooring, uPVC double glazed door to garden.



First Floor

Landing

Doors to both Bedrooms and Bathroom.

Master Bedroom

13' 9" x 12' 0" (4.19m x 3.66m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

12' 0" x 10' 8" (3.66m x 3.25m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



Bathroom

Fitted with four piece suite comprising bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, Storage cupboard, vinyl flooring, storage cupboard.



Outside

Front and Rear Gardens

Gated front garden, side access to rear garden. Paved seating area with steps leading to a lawned area and gate access to a gravelled driveway.

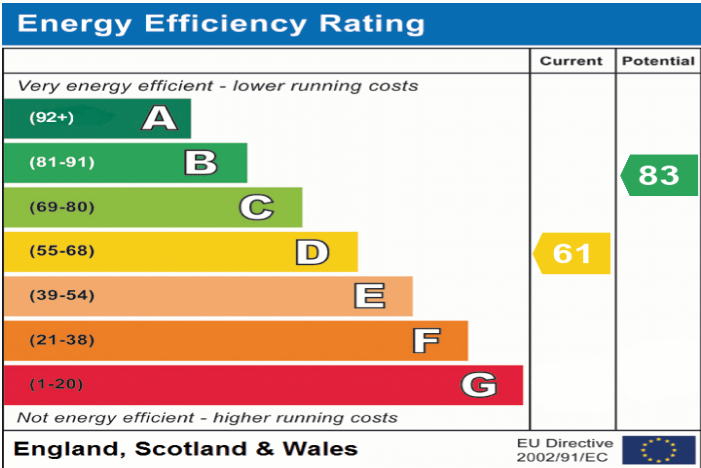


Additional Information

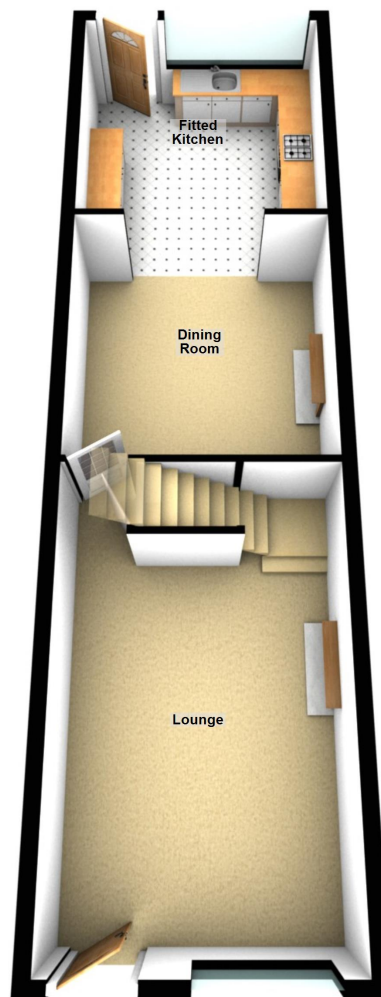
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

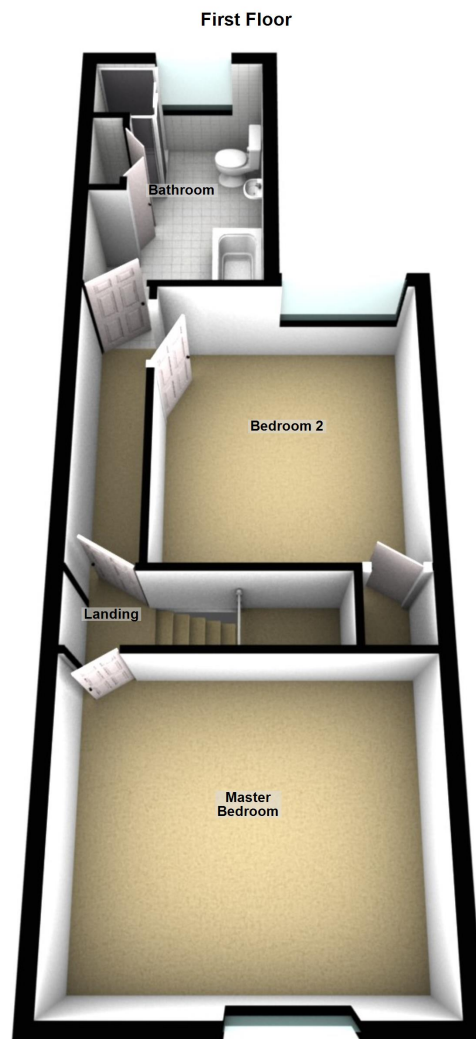
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

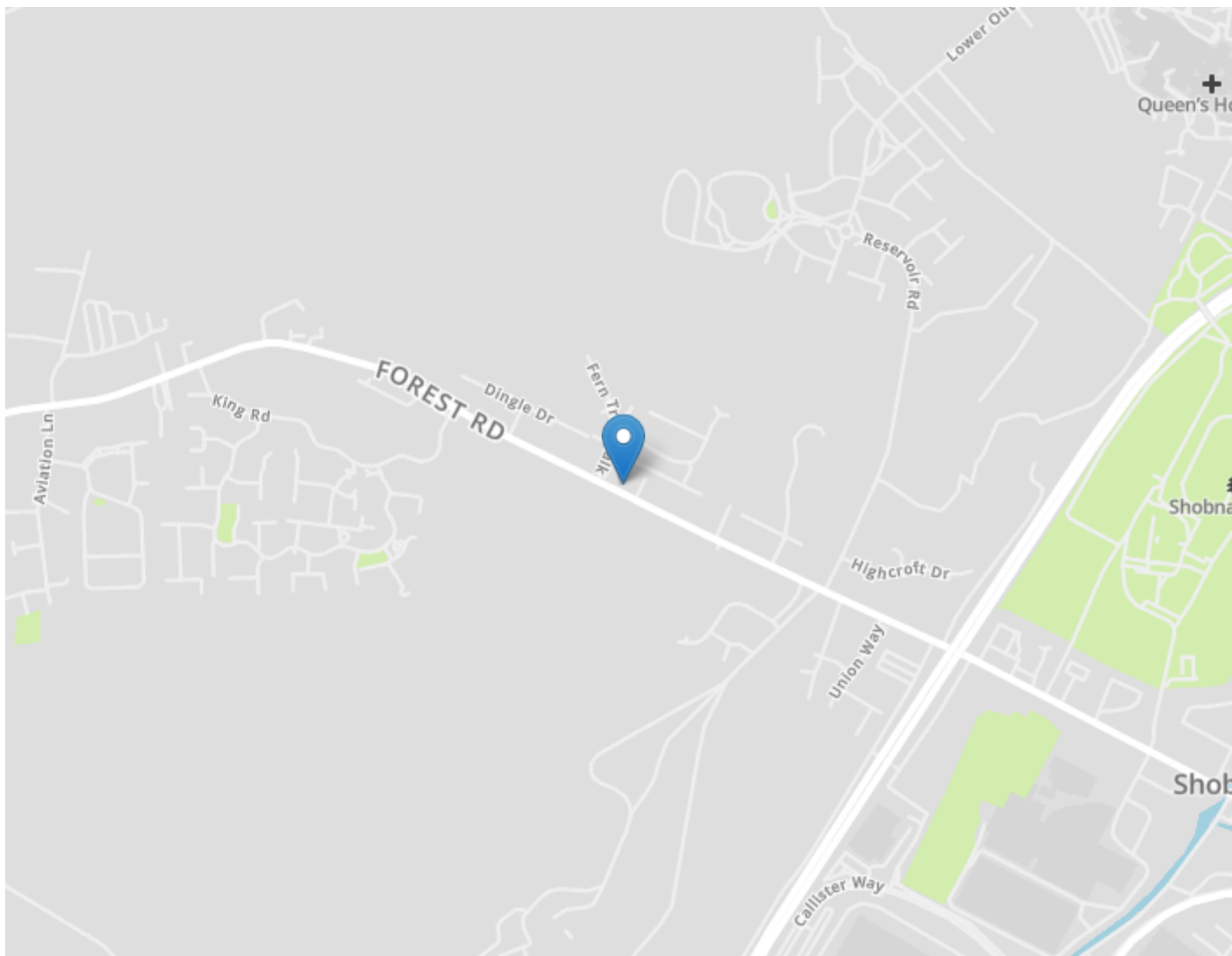
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC



Ground Floor







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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.