



# Crew Partnership

Burton • Estate • Agents



**68 BURTON ROAD  
BRANSTON  
BURTON-ON-TRENT  
DE14 3DN**

**3 BEDROOMS + CONSERVATORY + AMPLE PARKING INCLUDING A GARAGE!**

Entrance Hall, Dining Room, 18FT LOUNGE open plan to 17ft Fitted Kitchen and a Conservatory. Landing, 17FT MASTER BEDROOM, 2 Further Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway for 8+ cars and a Garage. POPULAR VILLAGE LOCATION

**OFFERS OVER £250,000 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

Radiator, ceramic tiled flooring, stairway to galleried first floor landing, uPVC double glazed opaque door to front, doors to Dining Room and Lounge.



### Dining Room

12' 0" x 9' 6" (3.66m x 2.90m) UPVC double glazed bay window to front aspect, electric fire, radiator, ceiling with feature beams.





### Lounge

18' 5" x 10' 1" (5.61m x 3.07m) UPVC double glazed window to front aspect, coal effect gas fire set in wooden surround, two radiators, laminate flooring, dado rail, ceiling with feature beams, open plan to Fitted Kitchen, UPVC double glazed door to Conservatory.



### Fitted Kitchen

17' 1" x 8' 0" (5.21m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, fitted electric oven, built-in four ring ceramic hob with extractor hood over, two uPVC double glazed windows to rear aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, uPVC double glazed door to garden.



### Conservatory

10' 9" x 9' 9" (3.28m x 2.97m) Half brick construction with uPVC double glazed windows, ceramic tiled flooring, uPVC double glazed door to garden.





## First Floor

### Landing

UPVC double glazed window to front aspect, loft hatch, doors to Master and Second Bedrooms, open plan to Third Bedroom.



### Master Bedroom

17' 7" x 8' 2" (5.36m x 2.49m) UPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes, radiator, laminate flooring.





### Second Bedroom

11' 0" x 7' 8" (3.35m x 2.34m) UPVC double glazed bay window to front aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, radiator, laminate flooring.



### Third Bedroom

7' 0" x 6' 8" (2.13m x 2.03m) UPVC double glazed window to rear aspect, radiator, laminate flooring, door to Shower Room.



### Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and heated towel rail tiled surround, uPVC double glazed window to rear aspect, ceramic tiled flooring.





Outside

Front and Rear Gardens

Private established front and rear gardens with a variety of shrubs and trees, driveway to the front leading to carport and garage and car parking space for six cars, parking space, mainly laid to gravel, gated side access, outside cold water tap. Brick-built workshop, sun patio seating area.

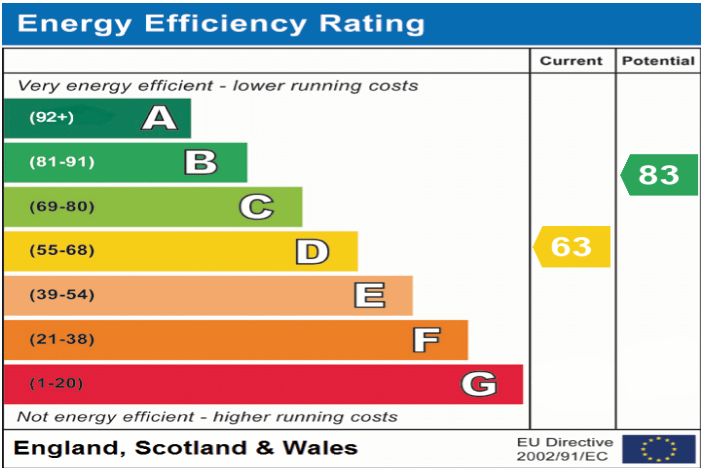


Additional Information

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

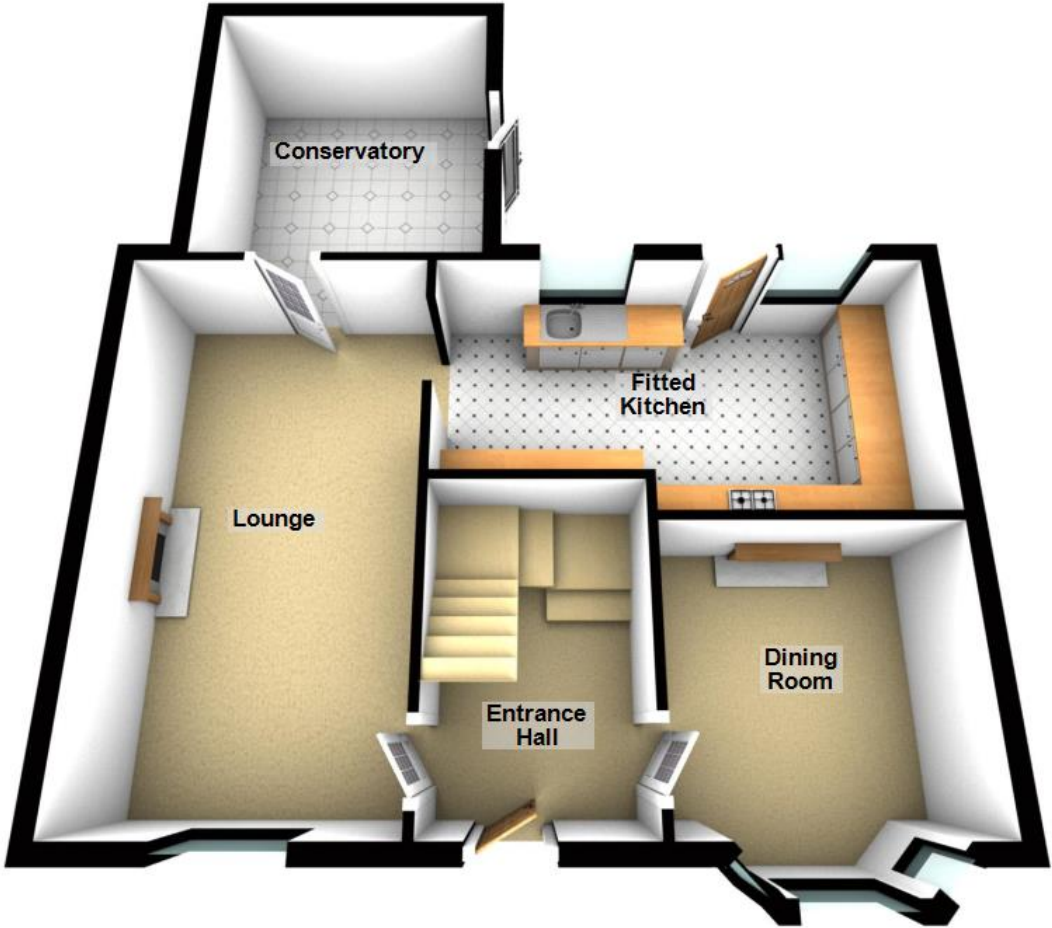
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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





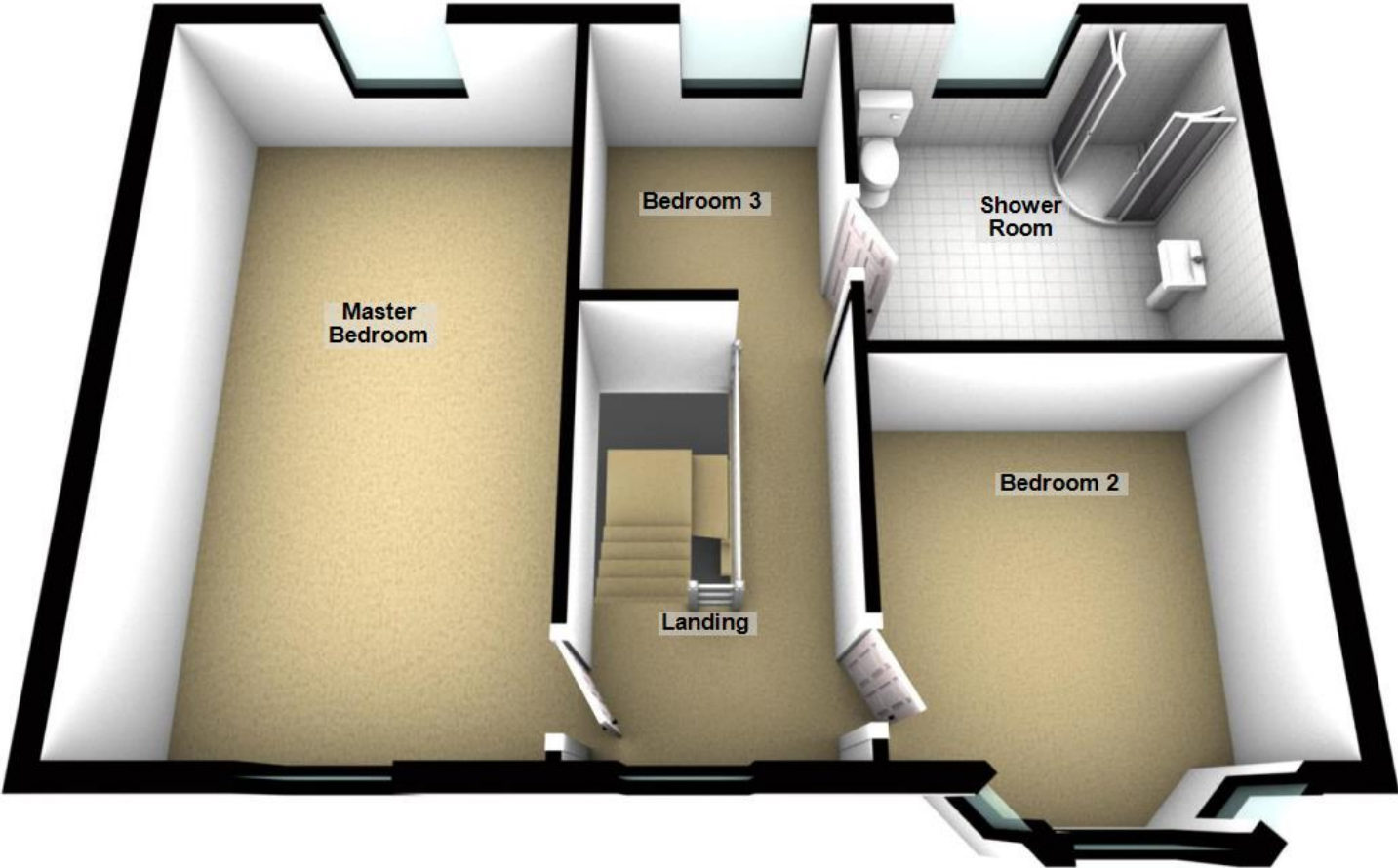
Ground Floor



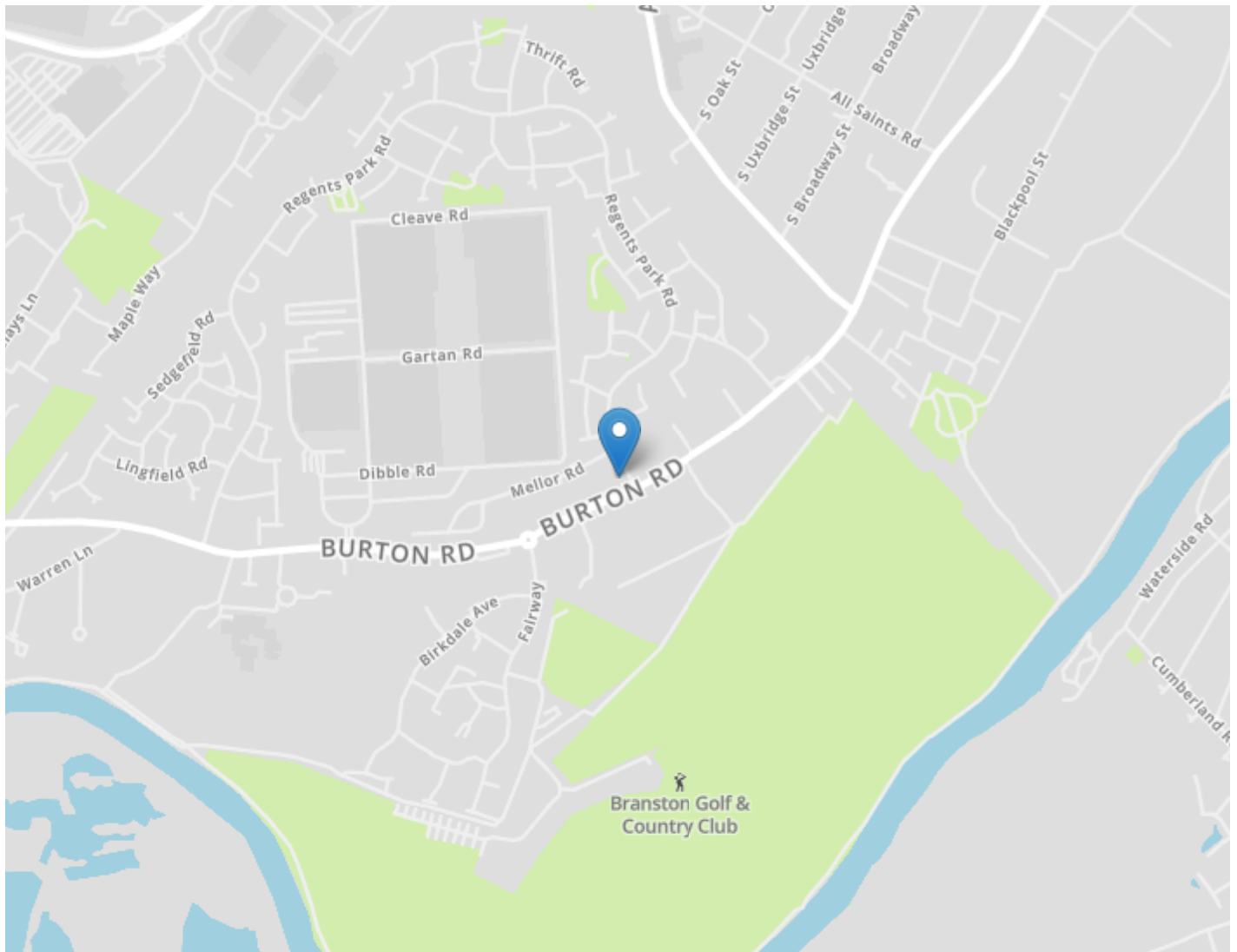
For use by Crew Partnership only  
Plan produced using PlanUp.



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.