



# Crew Partnership

Burton • Estate • Agents



## 11A ST MARKS ROAD BURTON-ON-TRENT DE13 0LP

3 DOUBLE BEDROOMS + END TERRACE + GARAGE! Porch, Entrance Hall, CLOAKROOM, Inner Hallway, Dining Room open plan to Lounge and Kitchen. Landing, 3 Double Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway and Garage. Cul-de-sac Location. NO UPWARD CHAIN!

### £169,950 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 todays 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**

#### **Porch**

Opaque window to front aspect, uPVC double glazed door to side, doors to Entrance Hall and a storage cupboard

#### **Entrance Hall**

Open plan to Storage cupboard, doors to Cloakroom and Inner Hallway.

#### **Cloakroom**

Fitted with two piece suite comprising, wash hand basin and low-level WC





### Dining Room

11' 7" x 9' 5" (3.53m x 2.87m) UPVC double glazed bow window to front aspect, radiator, open plan archway to Lounge.



### Lounge

12' 0" x 11' 7" (3.66m x 3.53m) UPVC double glazed window to rear aspect, radiator, UPVC double glazed patio doors to Rear Garden.



### Fitted Kitchen

10' 0" x 9' 5" (3.05m x 2.87m) Fitted with a matching range of base and eye level cupboards, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear aspect, uPVC double glazed door to garden.



## First Floor

### Landing

Loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water.



### Master Bedroom

12' 0" x 10' 3" (3.66m x 3.12m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



### Second Bedroom

12' 0" x 9' 3" (3.66m x 2.82m) UPVC double glazed window to front aspect, radiator, door to storage cupboard.





### Third Bedroom

9' 6" x 9' 1" (2.90m x 2.77m) UPVC double glazed window to rear aspect, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to front aspect.



### Outside

#### Front and Rear Gardens

Established front and rear gardens, driveway to the front, mainly laid to lawn, outside cold water tap, gated access, rear. Sun patio seating area.

GARAGE. Up and over door to the front, door to the side.

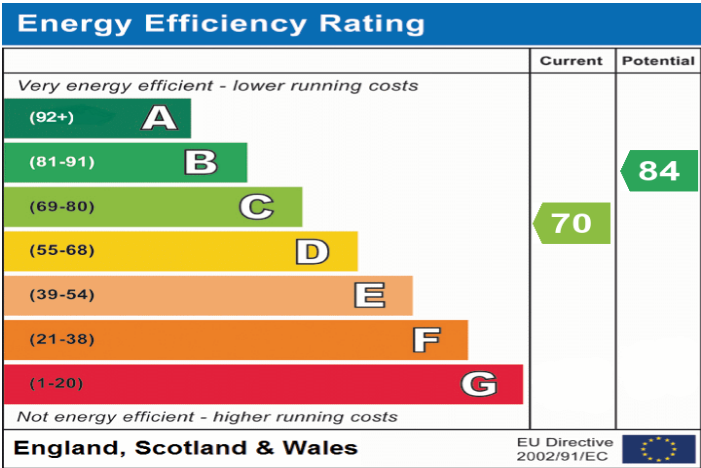


Additional Information

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

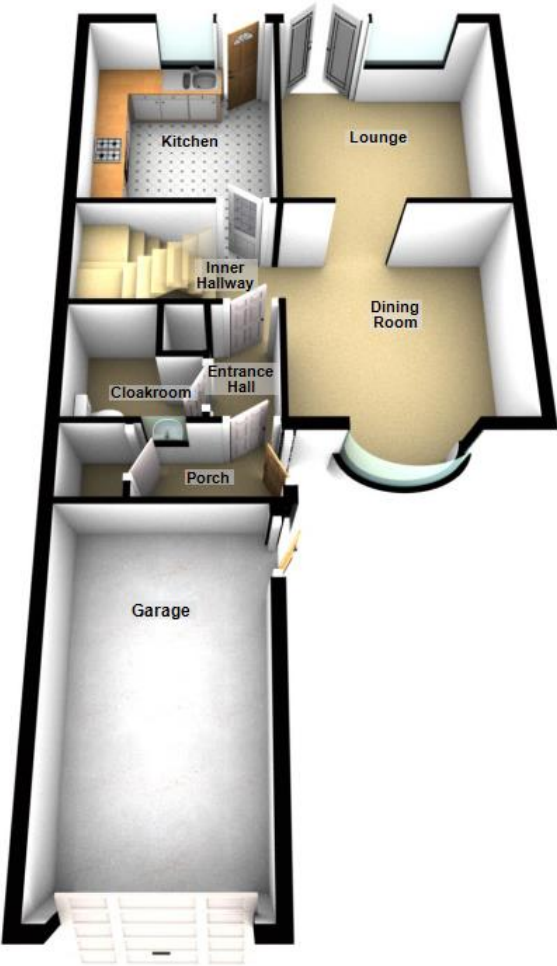
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

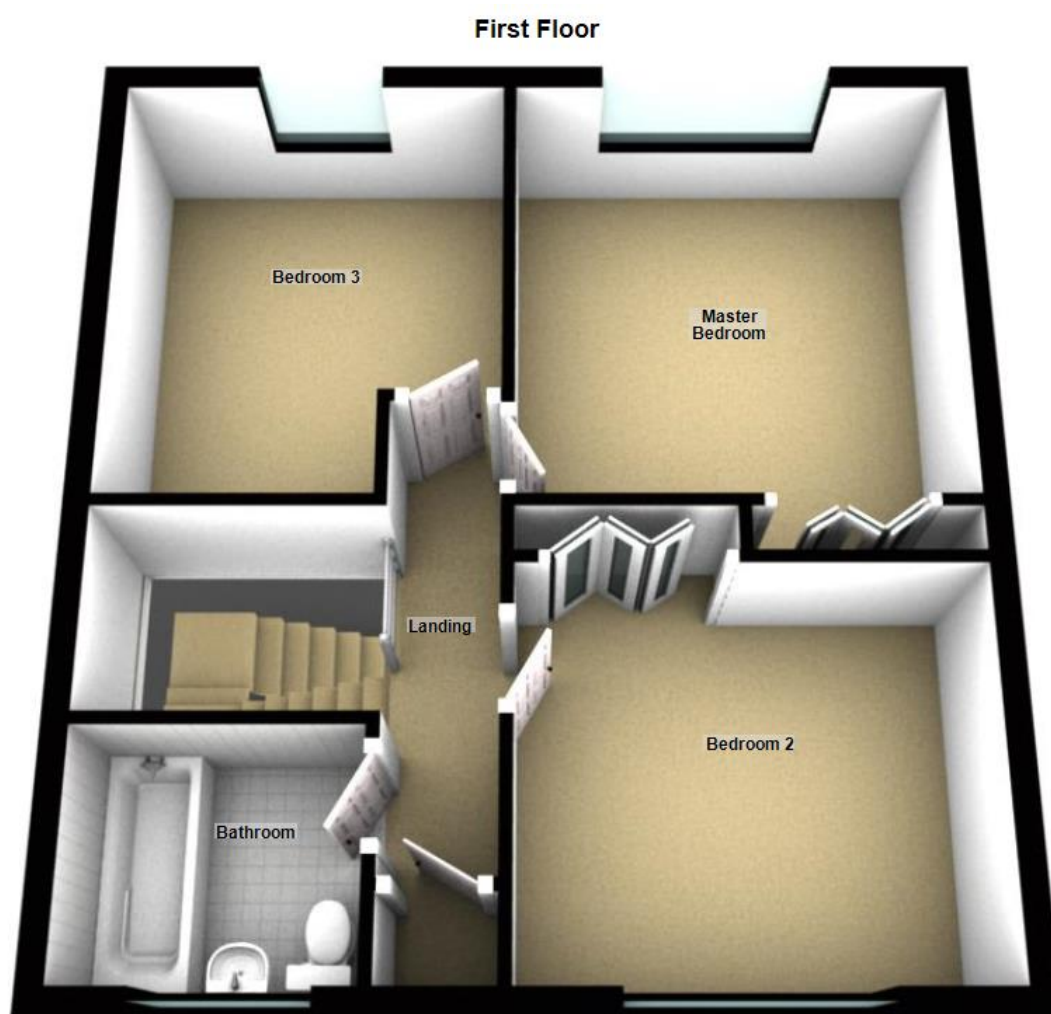




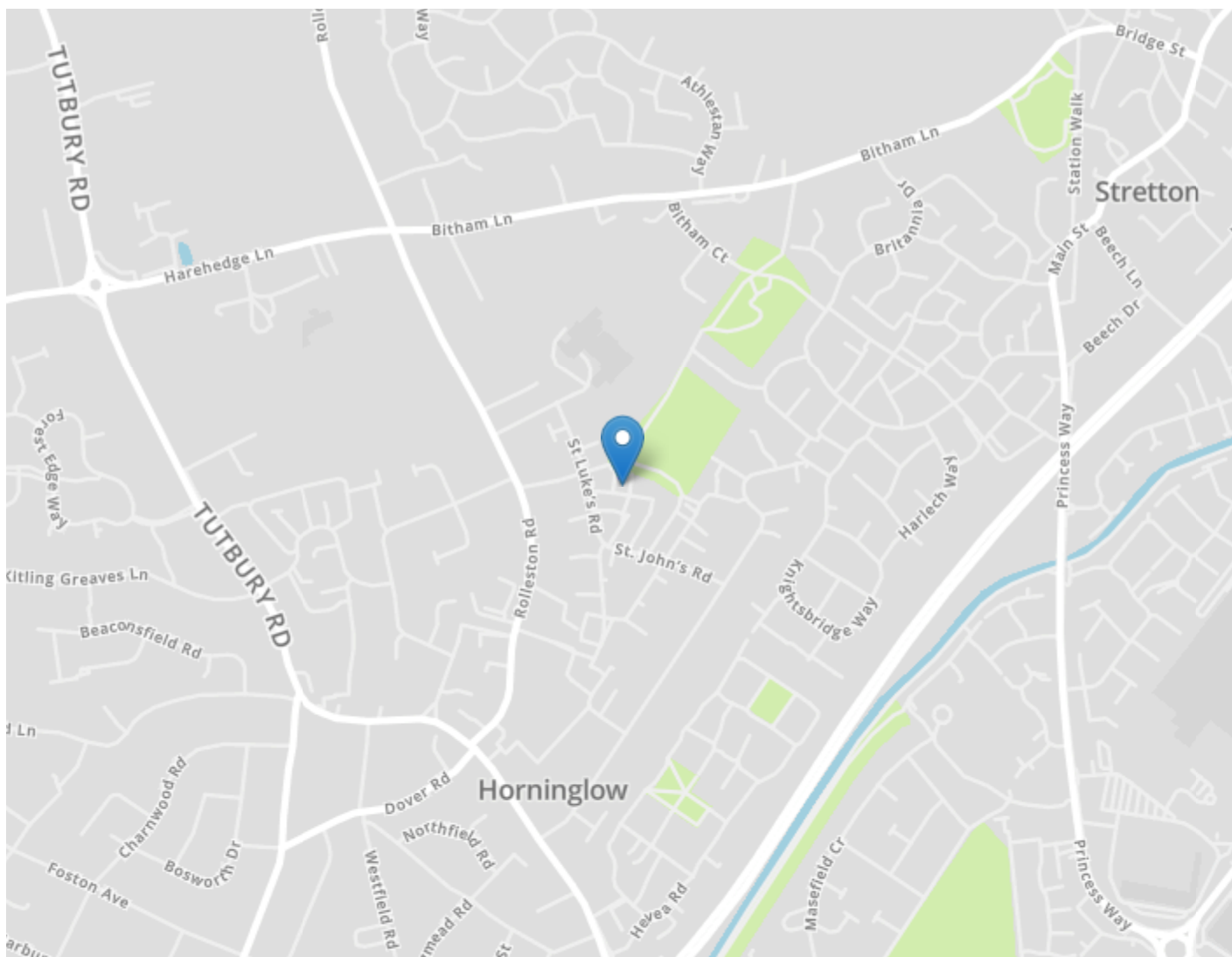
Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.







#### DRAFT DETAILS ONLY

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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.