



Crew Partnership

Burton · Estate · Agents



**58 NAPIER STREET
BURTON-ON-TRENT
DE14 3LN**

3 FLOORS + 2 DOUBLE BEDROOMS + NO UPWARD CHAIN! Lounge, Kitchen/Breakfast Room. Landing, Master Bedroom and Bathroom. Second Bedroom. DG. Rear Garden. Close to town location

£95,000 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

Lounge

11' 9" x 12' 0" (3.58m x 3.66m) Double glazed door to the front, Window to front, fireplace, door to Kitchen/Breakfast Room.



Kitchen/Breakfast Room

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed door to the rear. Fitted with a range of wall and base level units with work surfacing over. Gas hob with extractor hood over, electric oven, stainless steel sink and drainer. Space for washing machine and fridge freezer. Window to rear, stairs to the first floor. Door to under-stairs storage cupboard.



First Floor

Landing

Window to rear, stairs to the second floor, doors to Master Bedroom, Bathroom and a storage cupboard.



Master Bedroom

11' 9" x 12' 0" (3.58m x 3.66m) Window to front, electric heater.



Bathroom

Fitted with a matching three piece suite comprising of a panelled bath, low-level WC and a pedestal wash hand basin. Tiled splashback. Window to rear aspect.



Second Floor

Second Bedroom

10' 6" x 8' 0" (3.20m x 2.44m) Box window to front.



Outside

Rear Garden

Mainly laid to lawn.



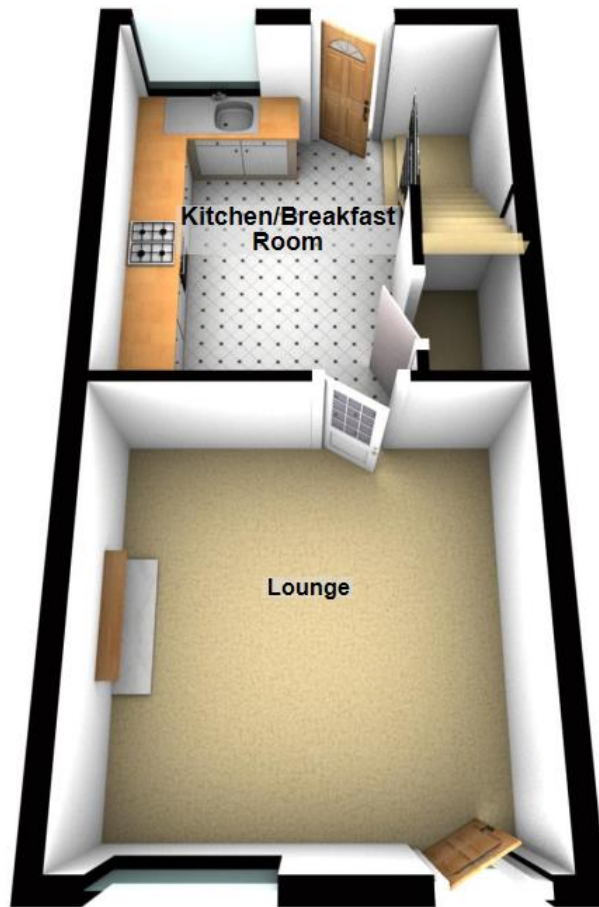
Additional Information

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 A

Ground Floor

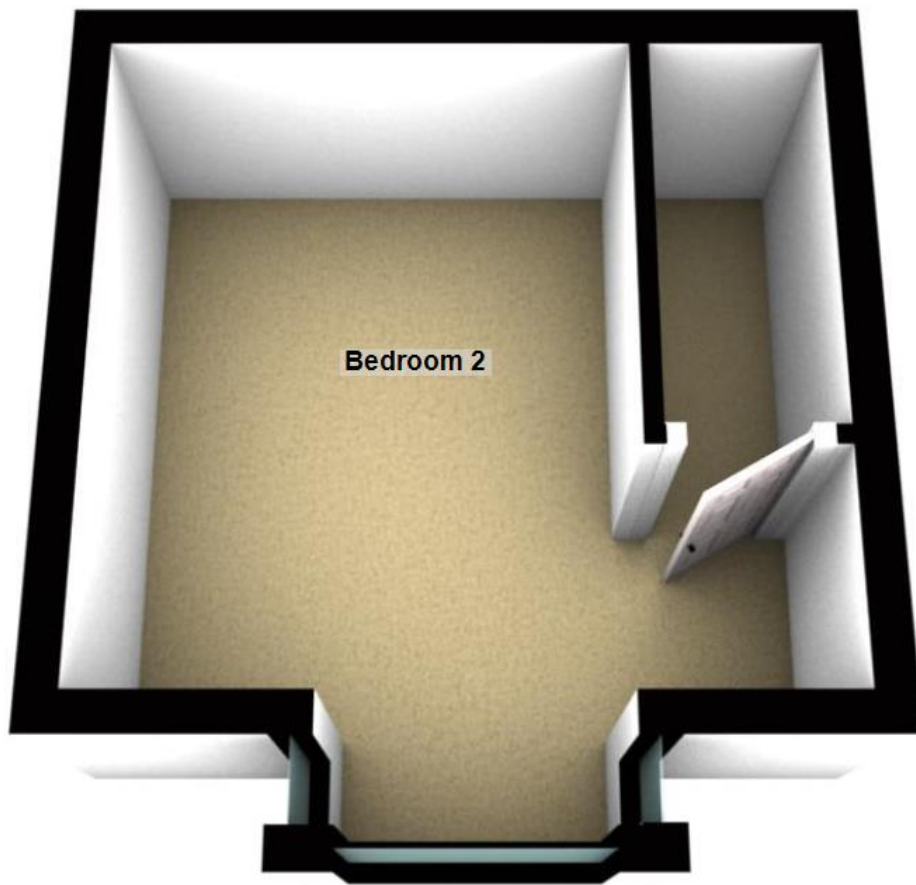


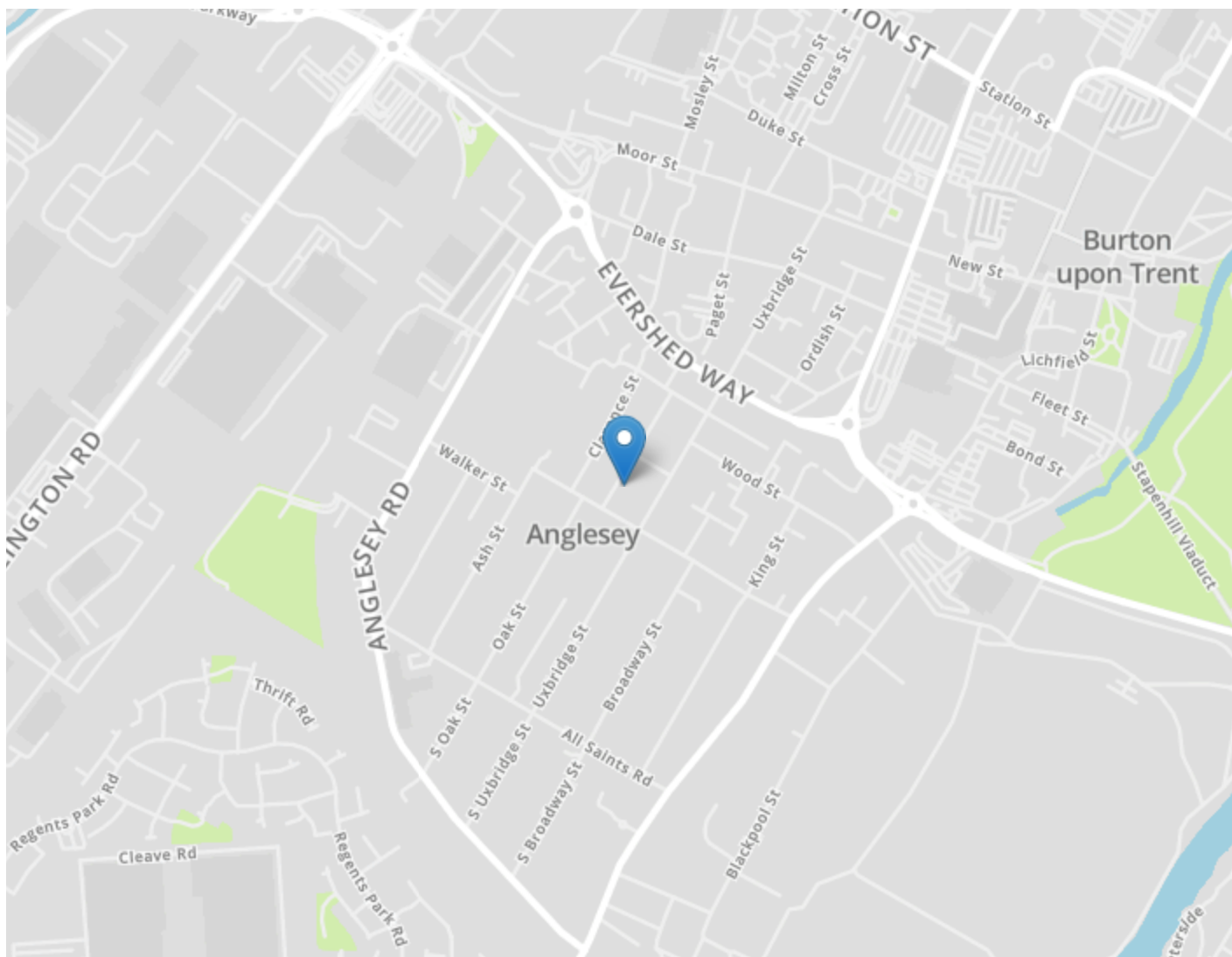
For use by Crew Partnership only
Plan produced using PlanUp.

First Floor



Second 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.