



Crew Partnership

Burton • Estate • Agents



63 JEQUE PLACE BURTON-ON-TRENT DE13 0SY

IMMACULATELY PRESENTED DETACHED HOME WITH 4 DOUBLE BEDROOMS AND 3 BATHROOMS! Entrance Hall, REFITTED CLOAKROOM, REFITTED KITCHEN/DINING ROOM + UTILITY ROOM and a Lounge. Landing, MASTER BEDROOM + EN-SUITE, Fourth Bedroom and a Family Bathroom. Landing, 2 further Bedrooms and a Shower Room. UPVC DG + GCH. Front and side gardens. Driveway leading to GARAGE. VIEWING RECOMMENDED

£310,000 FREEHOLD

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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

Entrance Hall

Radiator, stairway first floor landing, tiled flooring, double opaque door to front, doors to Kitchen/Dining Room, Lounge and Cloakroom.



Kitchen/Dining Room

16' 6" x 9' 4" (5.03m x 2.84m) Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, fitted fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed bay window to front aspect, two uPVC double glazed windows to side aspect, radiator, tiled flooring, door to Utility Room.



Lounge

16' 6" x 10' 3" (5.03m x 3.12m) UPVC double glazed bay window to front aspect, two radiators, herringbone flooring, uPVC french double doors to garden.



Cloakroom

Refitted with two piece suite comprising, vanity wash hand basin, low-level WC and extractor fan, tiled flooring and surround.



First Floor

Landing

UPVC double glazed window to rear, radiator, stairway to second floor landing, doors to Master and Fourth Bedrooms as well as the Family Bathroom.

Master Bedroom

16' 4" x 10' 6" (4.98m x 3.20m) UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, fitted bedroom suite with a range of wardrobes with drawers, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan tiled splashback, vinyl flooring, uPVC opaque double glazed window to front aspect, radiator.



Fourth Bedroom

9' 5" x 9' 1" (2.87m x 2.77m) UPVC double glazed window to front aspect, wardrobe(s), radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC opaque double glazed window to rear aspect, radiator.



Second Floor

Landing

Radiator, doors to Second and Third Bedrooms as well as a Shower Room.

Second Bedroom

L-Shaped 16' 5" x 15' 5" Max (5.00m x 4.70m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, double glazed velux window to rear aspect, radiator, loft hatch.



Third Bedroom

17' 3" x 11' 0" (5.26m x 3.35m) Double glazed velux window to rear aspect, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and extractor fan, shaver point tiled splashback, radiator.



Outside

Side and Rear Gardens

Established side garden with a variety of shrubs and trees, lawn, outside cold water tap. Sun patio timber and decking, brick wall frontage. Driveway to side leading to Garage.

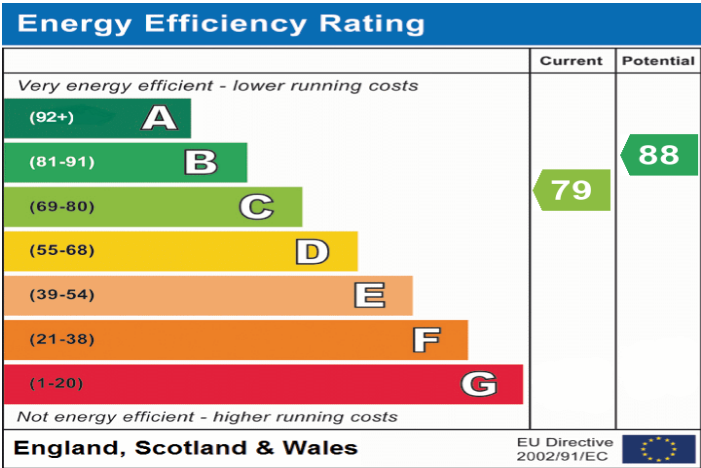


Additional Information

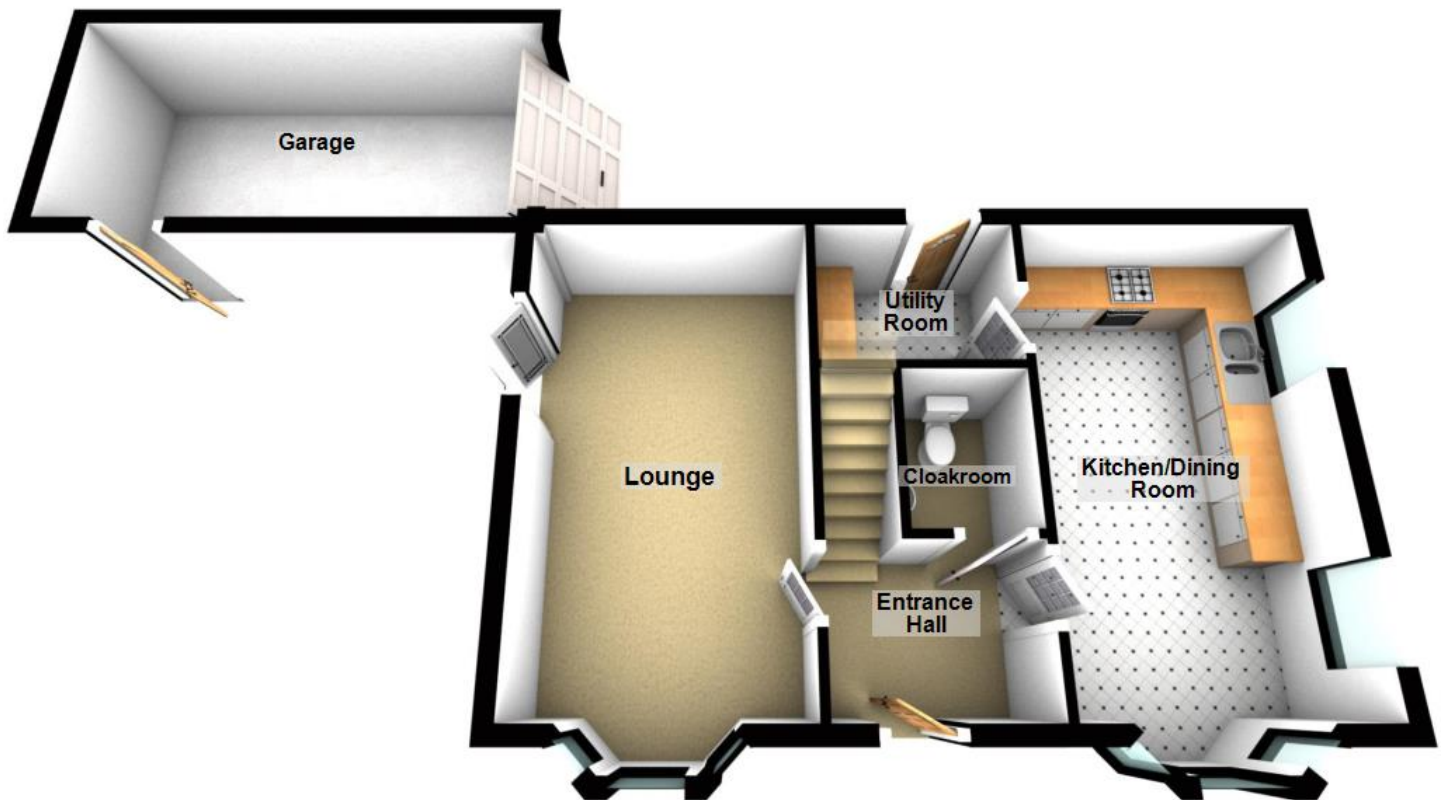
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

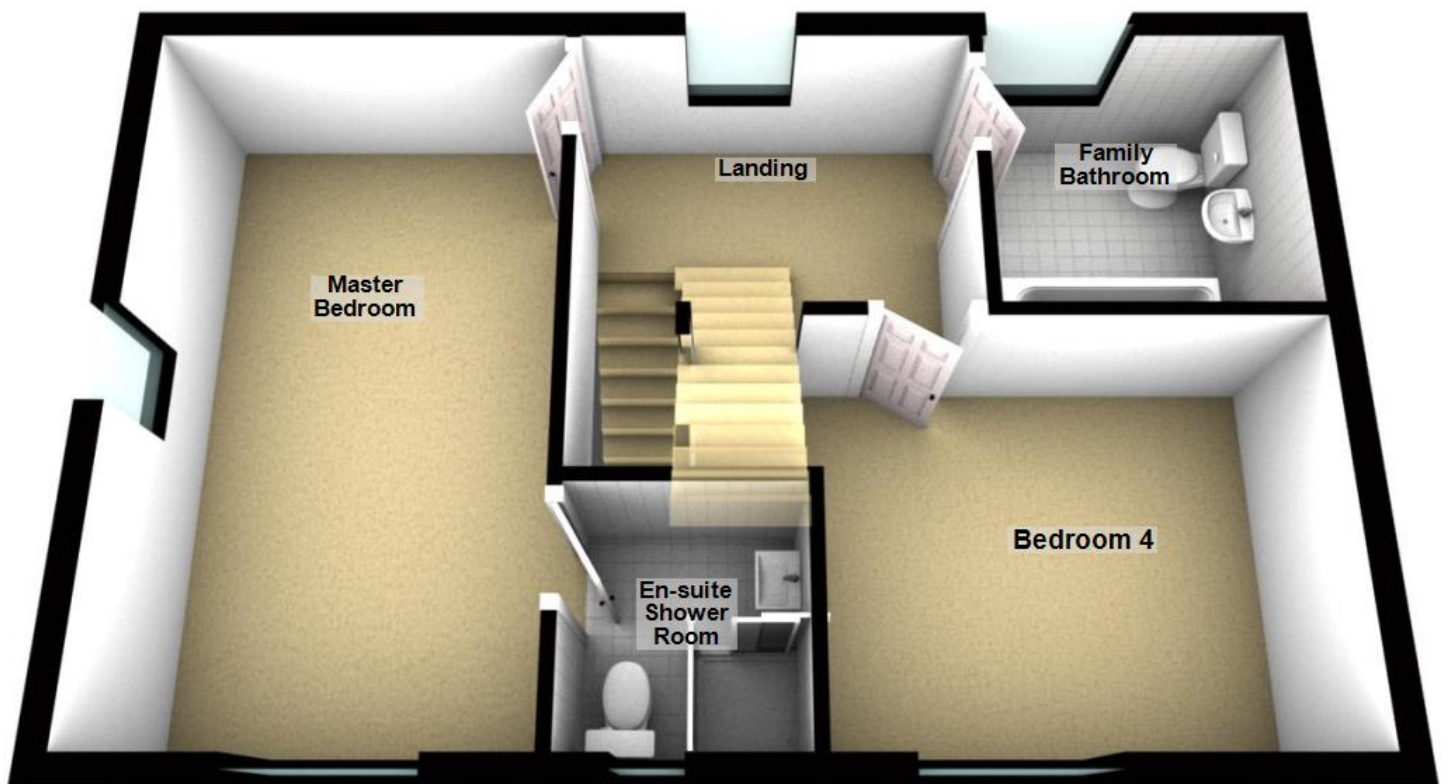


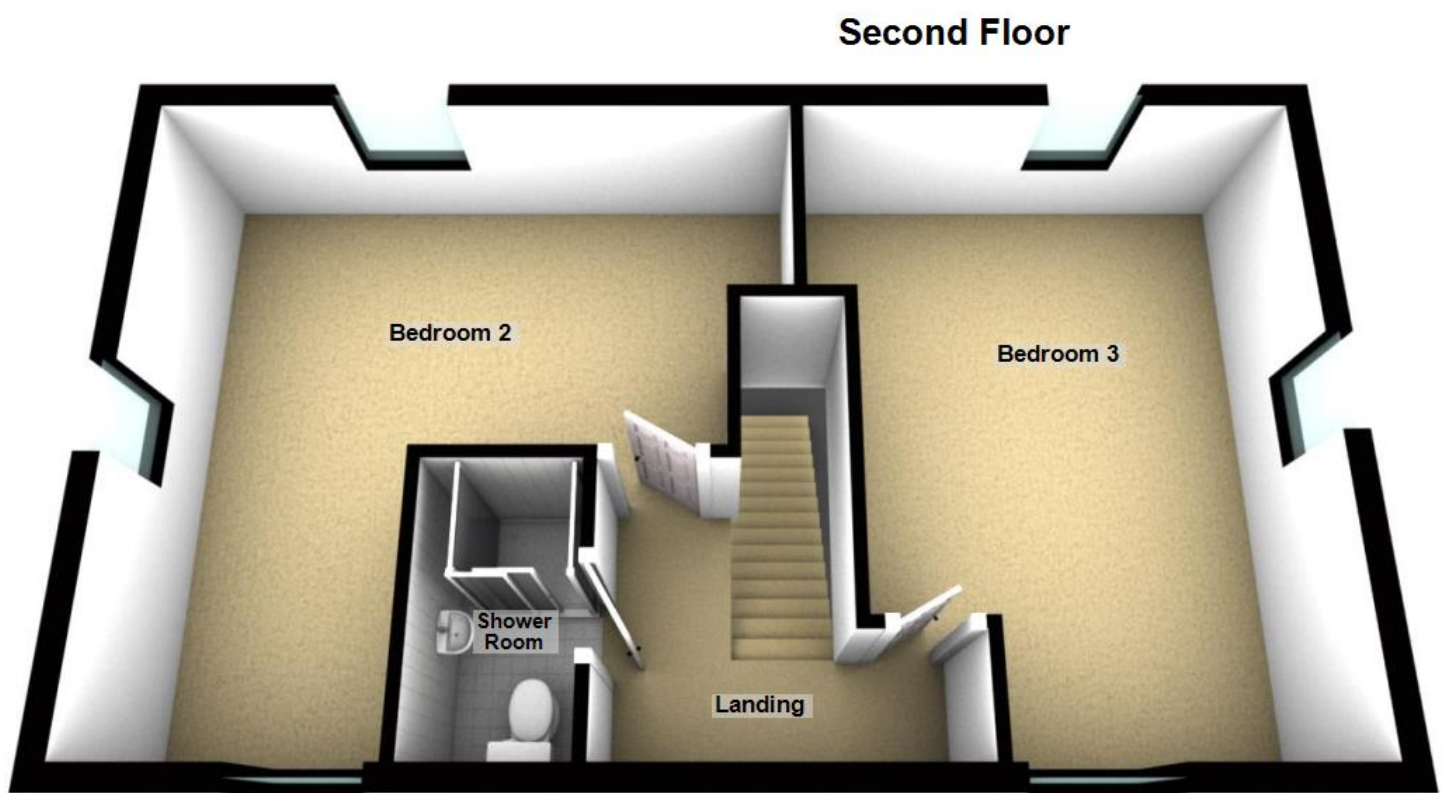
Ground Floor

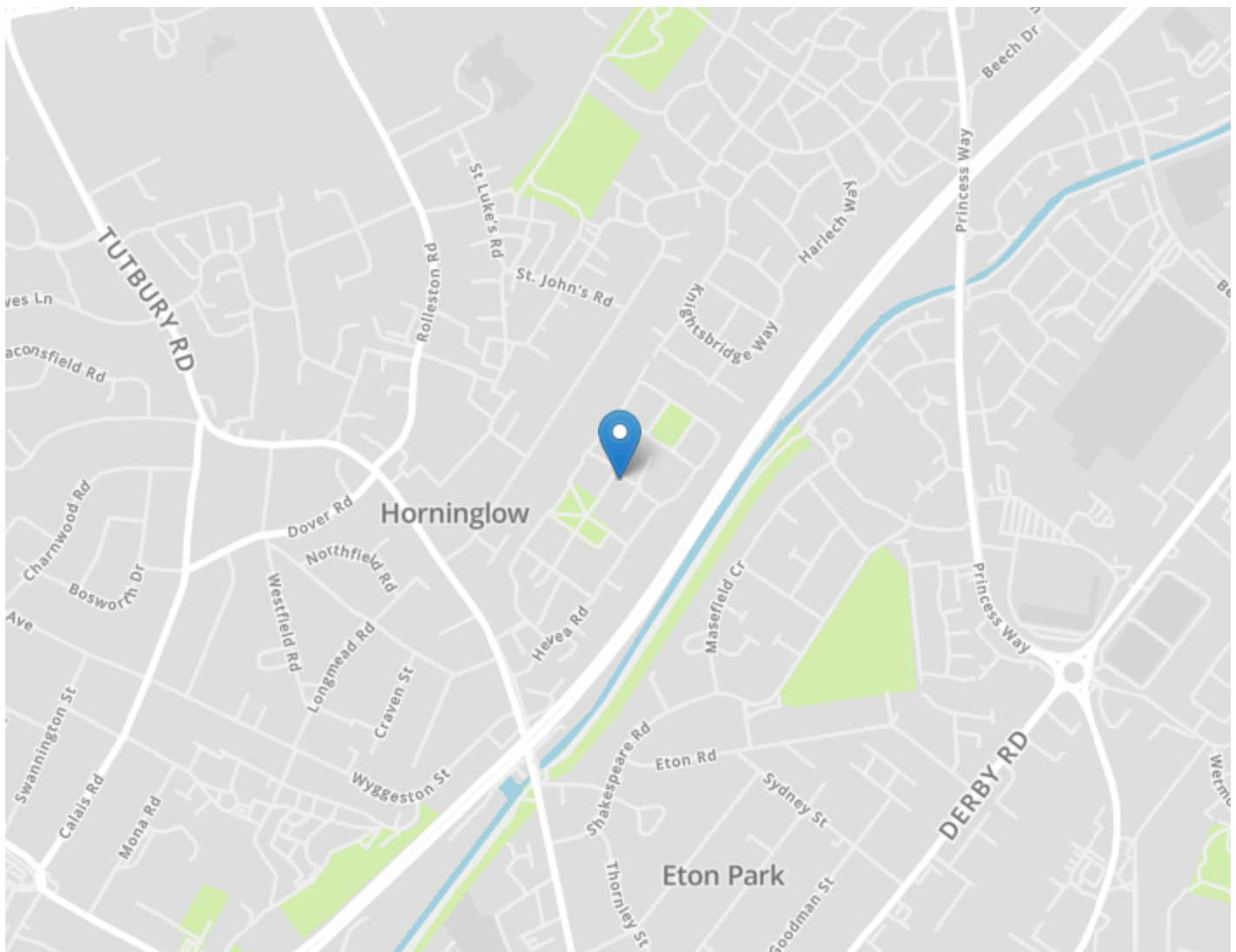


For use by Crew Partnership only
Plan produced using PlanUp.

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.