



Crew Partnership

Burton · Estate · Agents



**22 ST ANDREWS DRIVE
HORNINGLOW
BURTON-ON-TRENT
DE13 0LG**

3 BEDROOMS WITH A REFITTED KITCHEN/DINING ROOM, DRIVEWAY AND GARAGE (OFF HORN BROOK CLOSE)! Entrance Hall, 15ft Lounge, REFITTED KITCHEN/DINING ROOM and a UTILITY ROOM! Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Double width block paved driveway to front. NO UPWARD CHAIN!

OFFERS OVER £205,800 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

UPVC opaque double glazed window to front aspect, uPVC opaque double glazed window to side aspect, radiator, laminate flooring, uPVC double glazed opaque door to front, door to Lounge.



Lounge

15' 2" x 13' 9" (4.62m x 4.19m) UPVC double glazed bow window to front aspect, coal effect gas fire set in ornate surround, double radiator, laminate flooring, coving to ceiling, open plan stairway to galleried first floor landing, door to Kitchen/Dining Room.



Kitchen/Dining Room

15' 2" x 9' 3" (4.62m x 2.82m) Refitted with a matching range of base and eye level units, sink unit with mixer tap, plumbing for dishwasher, space for fridge, freezer and cooker, two uPVC double glazed windows to rear aspect, double radiator, ceramic tiled flooring, door to Utility Room.



Utility Room

Two uPVC double glazed windows to side aspect, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, radiator, parquet wood block flooring, uPVC double glazed opaque door to garden.



First Floor

Landing

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

Master Bedroom

13' 1" x 9' 1" (3.99m x 2.77m) UPVC double glazed window to rear aspect, radiator, laminate flooring.



Second Bedroom

11' 1" x 9' 1" (3.38m x 2.77m) UPVC double glazed window to front aspect, radiator.

Third Bedroom

7' 3" x 6' 8" (2.21m x 2.03m) UPVC double glazed window to front aspect, double radiator.

Bathroom

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



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, block paved driveway to the front garage and car parking space for three cars, mainly laid to lawn, side gated access. Sun patio with seating area, outside cold water tap.

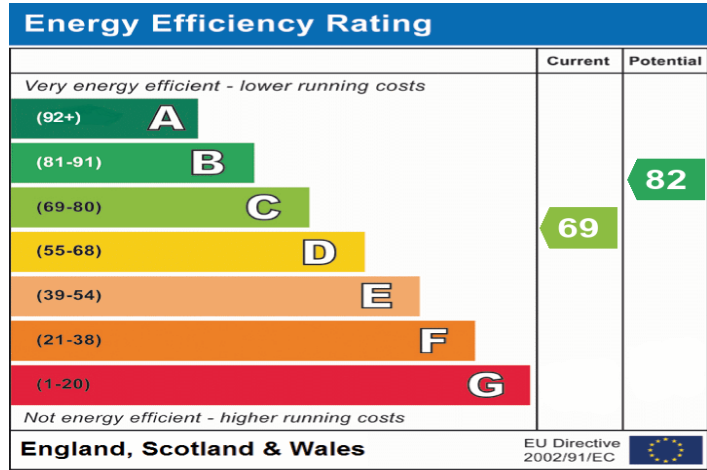


Additional Information

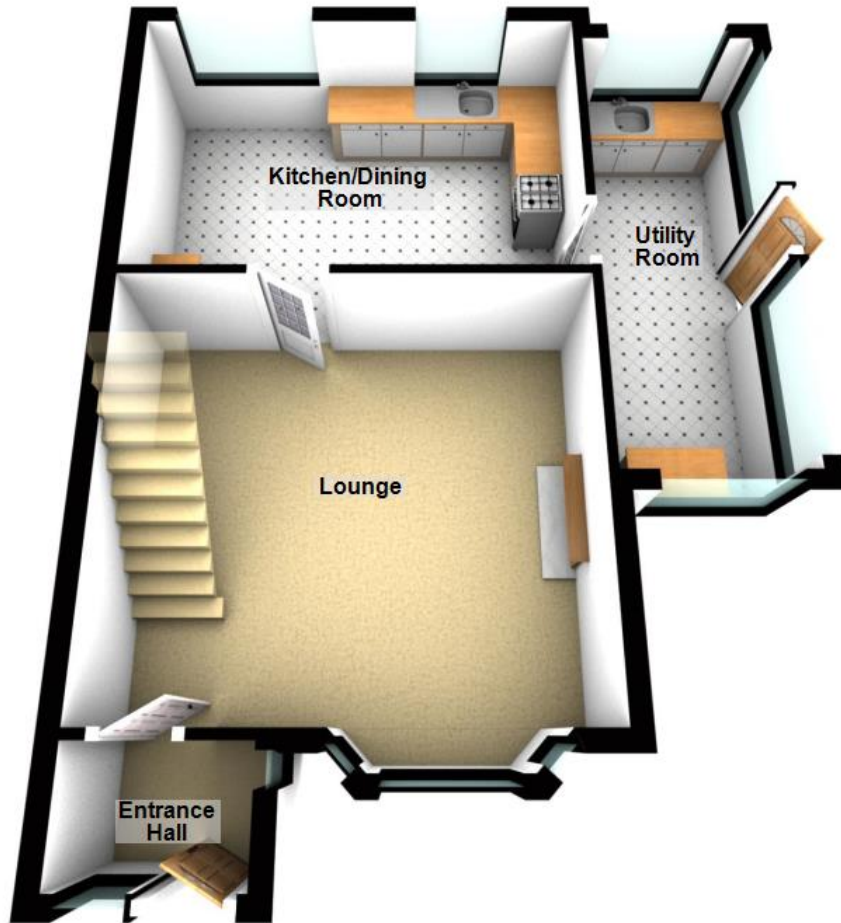
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

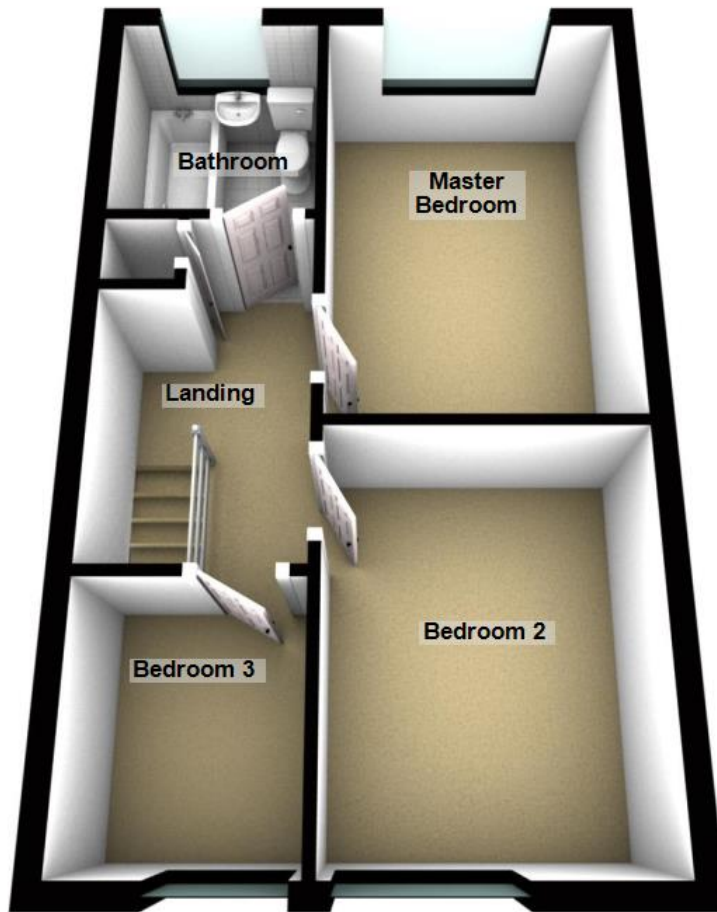


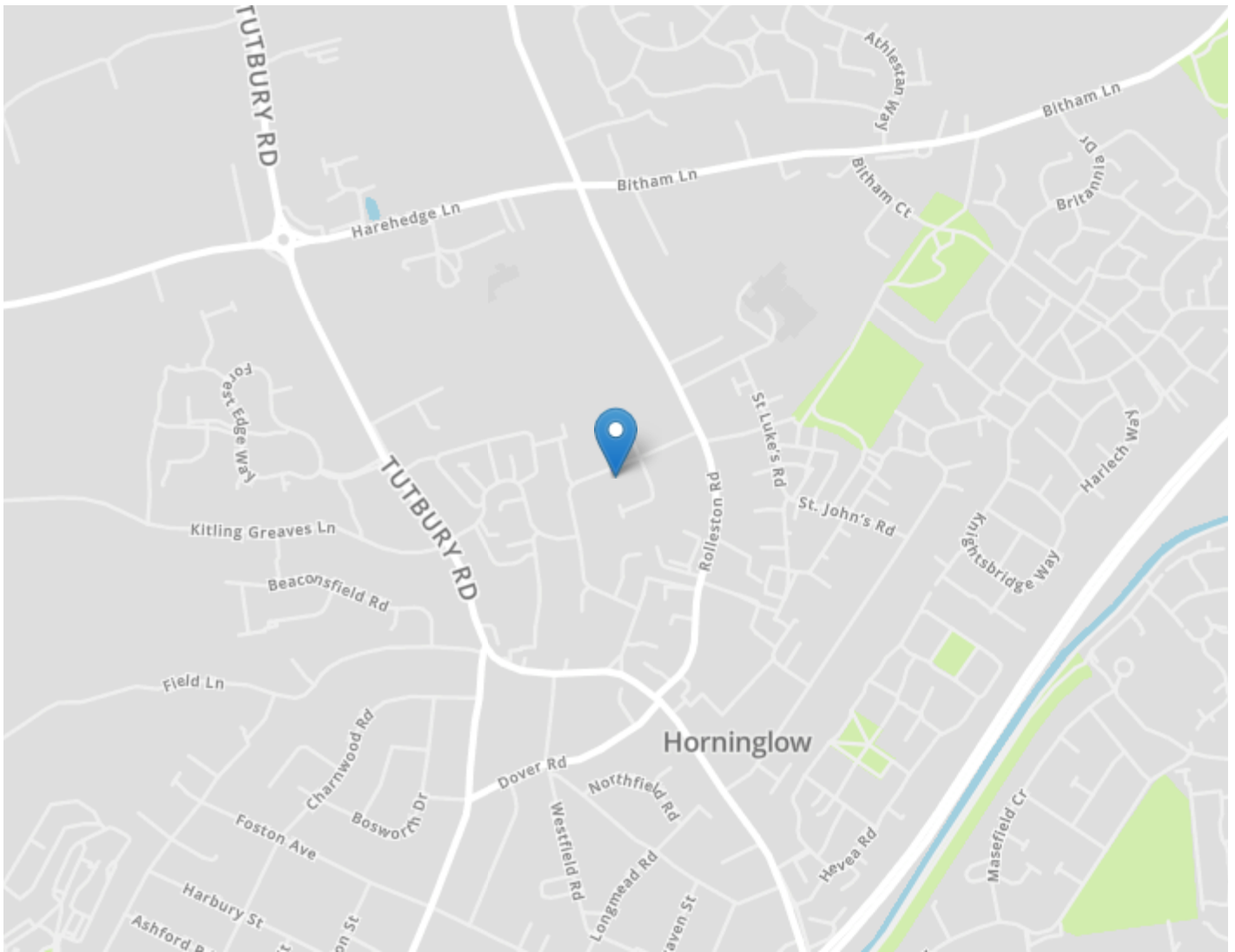
Ground Floor



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.