



Crew Partnership

Burton · Estate · Agents



**76B BERNARD STREET
WOODVILLE
SWADLINCOTE
DE11 8BY**

SEMI DETACHED HOME WITH 3 DOUBLE BEDROOMS AND WITH A 30FT KITCHEN/BREAKFAST ROOM! Entrance Hall, Lounge, Lobby, CLOAKROOM and a 30ft Kitchen/Breakfast Room. Landing, 2 Double Bedrooms (one with a Balcony looking over the rear garden) and a Family Bathroom. Second floor consists of a MASTER BEDROOM + EN-SUITE SHOWER ROOM. UPVC DG + GCH. Driveway to the front. Private Rear Garden. Built in 2019. NO UPWARD CHAIN!

£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

Composite double glazed door to front, radiator, wood effect porcelain flooring, stairs leading to first floor landing, door to Lounge.

Lounge

16' 0" Max x 11' 0" (4.88m x 3.35m) UPVC double glazed box window to front aspect, radiator, wood effect porcelain flooring, open plan to Lobby.



Lobby

Wood effect porcelain flooring, door to Cloakroom, UPVC double glazed door to rear garden, open plan to Kitchen/Dining Room.

Cloakroom

Fitted with two piece wash hand basin and low-level WC, tiled splashback, radiator, wood effect porcelain flooring.



Kitchen/Breakfast Room

30' 6" x 9' 0" (9.30m x 2.74m) Fitted with a matching range of base units and eye level shelving with worktop space over with underlighting, stainless steel sink unit with mixer tap, extractor fan, built-in fridge and freezer, plumbing for washing machine and dishwasher, fitted electric fan assisted oven, four ring induction hob with extractor hood over, uPVC double glazed window to rear aspect, two radiators, wood effect porcelain flooring, two pairs of UPVC double glazed french doors to Rear Garden.



First Floor

Landing

UPVC double glazed window to rear aspect, stairs leading to second floor landing, doors to 2 Bedrooms and a Family Bathroom.

Second Bedroom

16' 1" x 10' 0" (4.90m x 3.05m) Radiator, UPVC double glazed double doors onto the Balcony.



Third Bedroom

14' 4" x 11' 4" (4.37m x 3.45m) Two uPVC double glazed windows to front aspect, radiator.



Family Bathroom

With fitted with three piece suite comprising bath with separate shower over and glass screen, wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring.



Second Floor

Landing

Door to Master Bedroom.

Master Bedroom

17' 0" Max x 10' 8" Max (5.18m x 3.25m) UPVC double glazed window to rear aspect, two skylights to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece with pedestal wash hand basin, shower enclosure and low-level WC, tiled splashbacks, skylight, radiator, vinyl flooring.



Outside

Front and Rear Gardens

Tarmacked driveway to the front providing parking for 2 cars.

Rear garden mainly laid to lawn with Indian sandstone paved seating area.



Additional Information

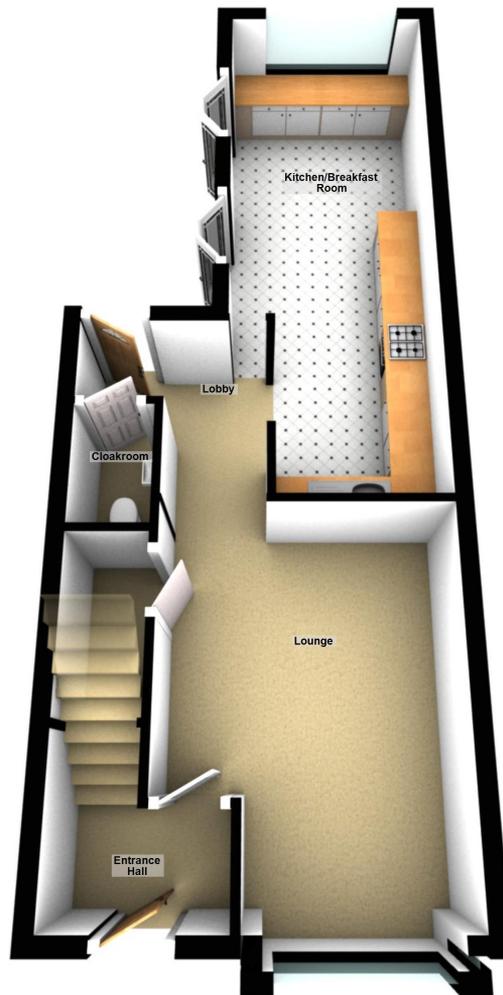
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

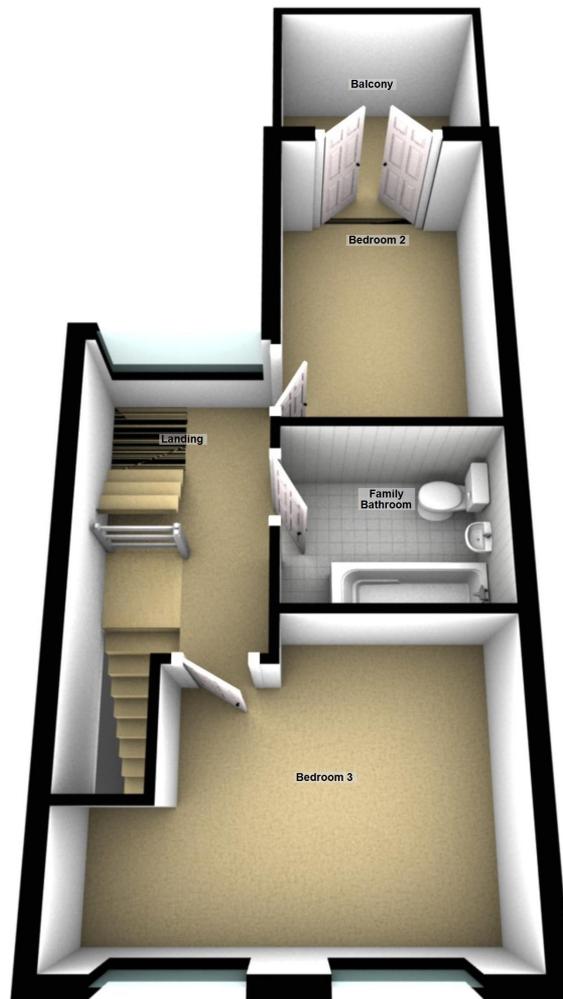
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

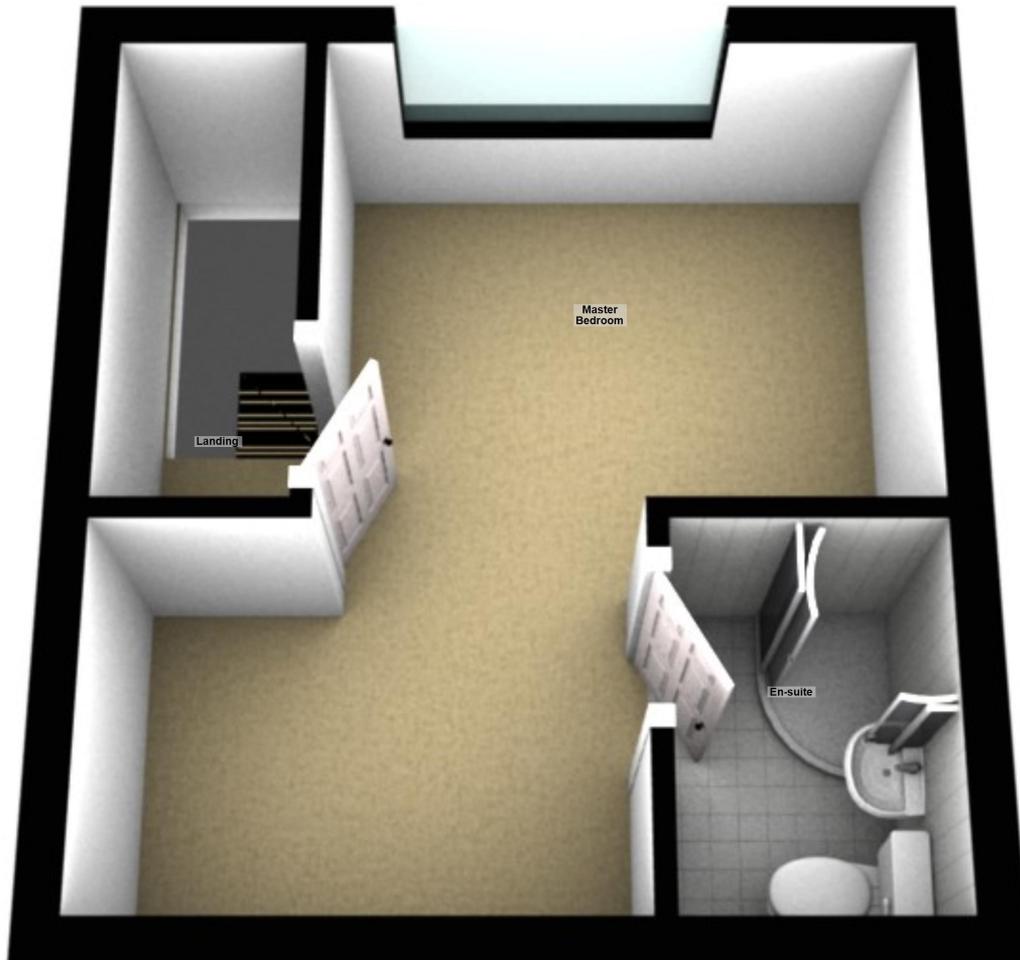
Ground Floor

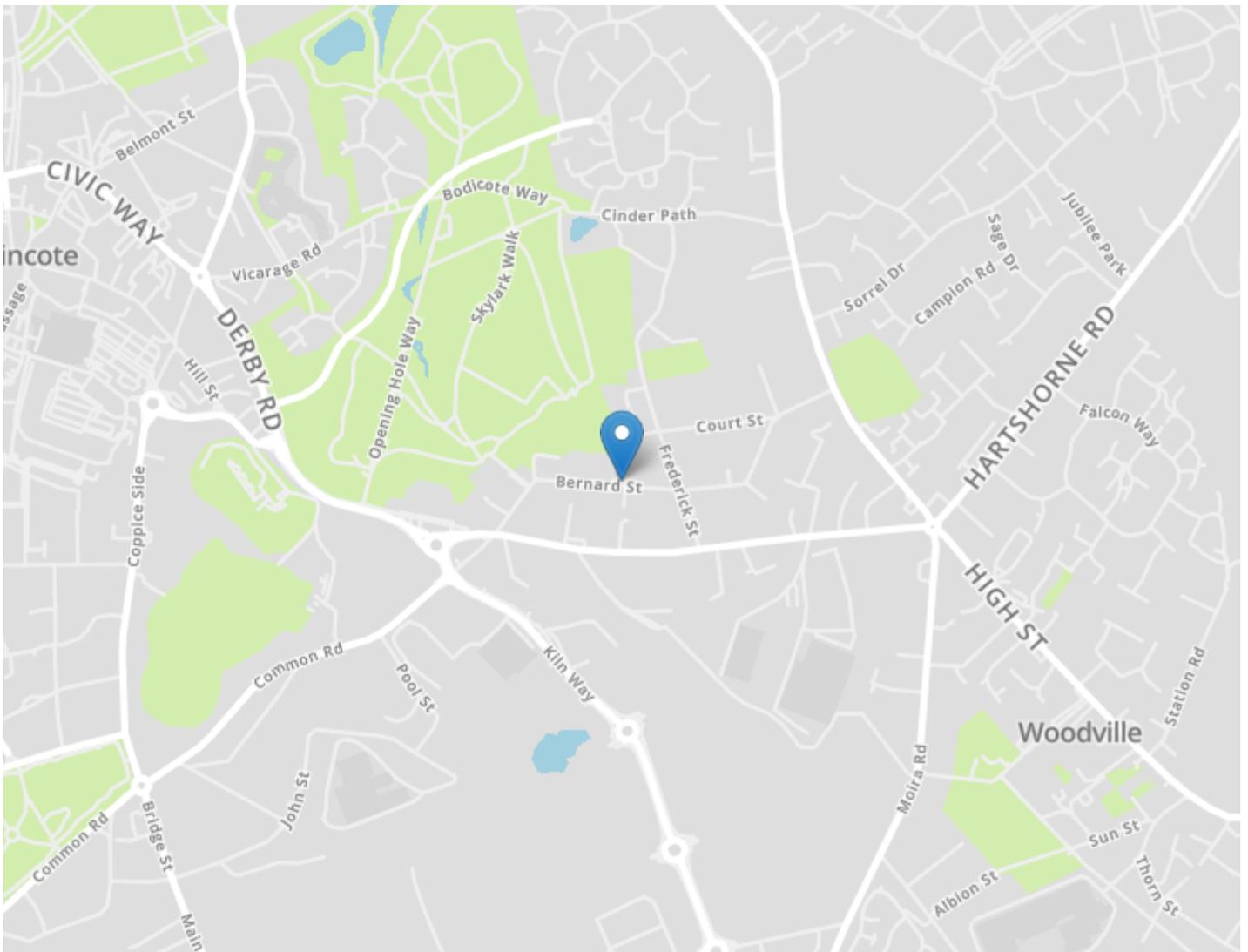


First Floor



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.