



# Crew Partnership

Burton · Estate · Agents



**31 RIVERSIDE PARK  
BURTON-ON-TRENT  
DE14 1RJ**

DETACHED PARK HOME WITH 2 DOUBLE BEDROOMS, 2 RECEPTION ROOMS AND NO UPWARD CHAIN! Private Gated Access. Porch, Entrance Hall, CLOAKROOM, 2 Bedrooms, Shower Room, Lounge, Dining Room open plan to Kitchen. Front and Rear Gardens. PARKING. LOVELY RIVER WALKS. Gated community

**£90,000 LEASEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<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 double glazed door to side, doors to Cloakroom, Lounge, both Bedrooms and a Shower Room.



### **Cloakroom**

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator.



### Lounge

16' 6" x 10' 9" (5.03m x 3.28m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, radiator, double doors to Dining Room.



### Dining Room

8' 6" x 7' 8" (2.59m x 2.34m) UPVC double glazed window to front aspect, radiator, uPVC double glazed opaque door to side, open plan to Kitchen.



### Kitchen

10' 2" x 8' 4" (3.10m x 2.54m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker with wall mounted concealed gas combination serving heating system and domestic hot water.



### Master Bedroom

11' 9" x 9' 6" (3.58m x 2.90m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, dressing table, double radiator.



### Second Bedroom

11' 9" x 9' 6" (3.58m x 2.90m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes comprising with overhead storage and drawers, dressing table, double radiator.



### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and heated towel rail, uPVC opaque double glazed window to side aspect.



## Outside

### Garden

Established gardens, parking space, outside cold water tap. Sun patio with seating area.



### Additional Information

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

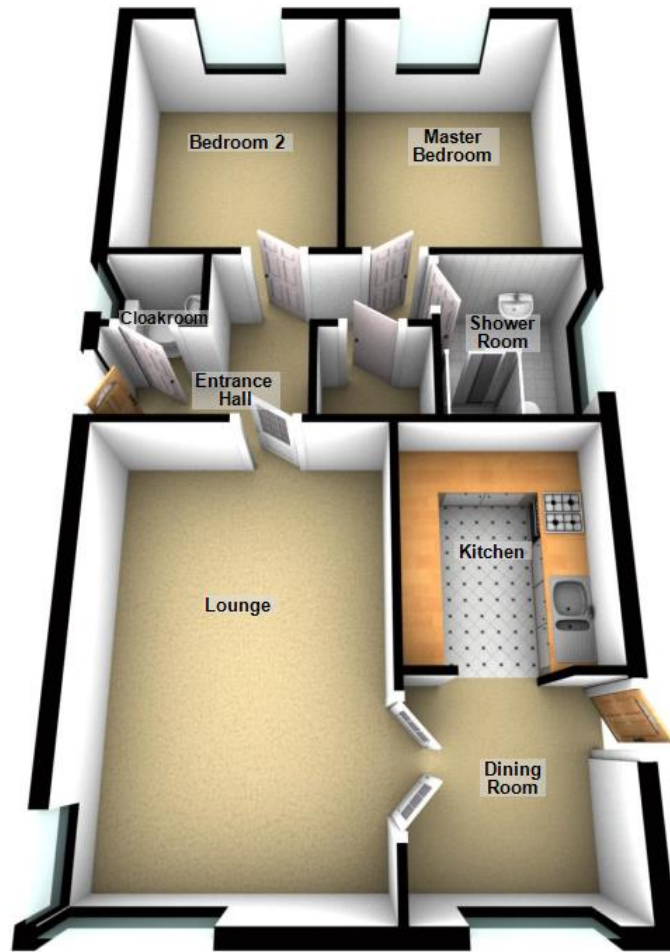
Ground rent/Service charge £182.66pm

No dogs allowed on this site

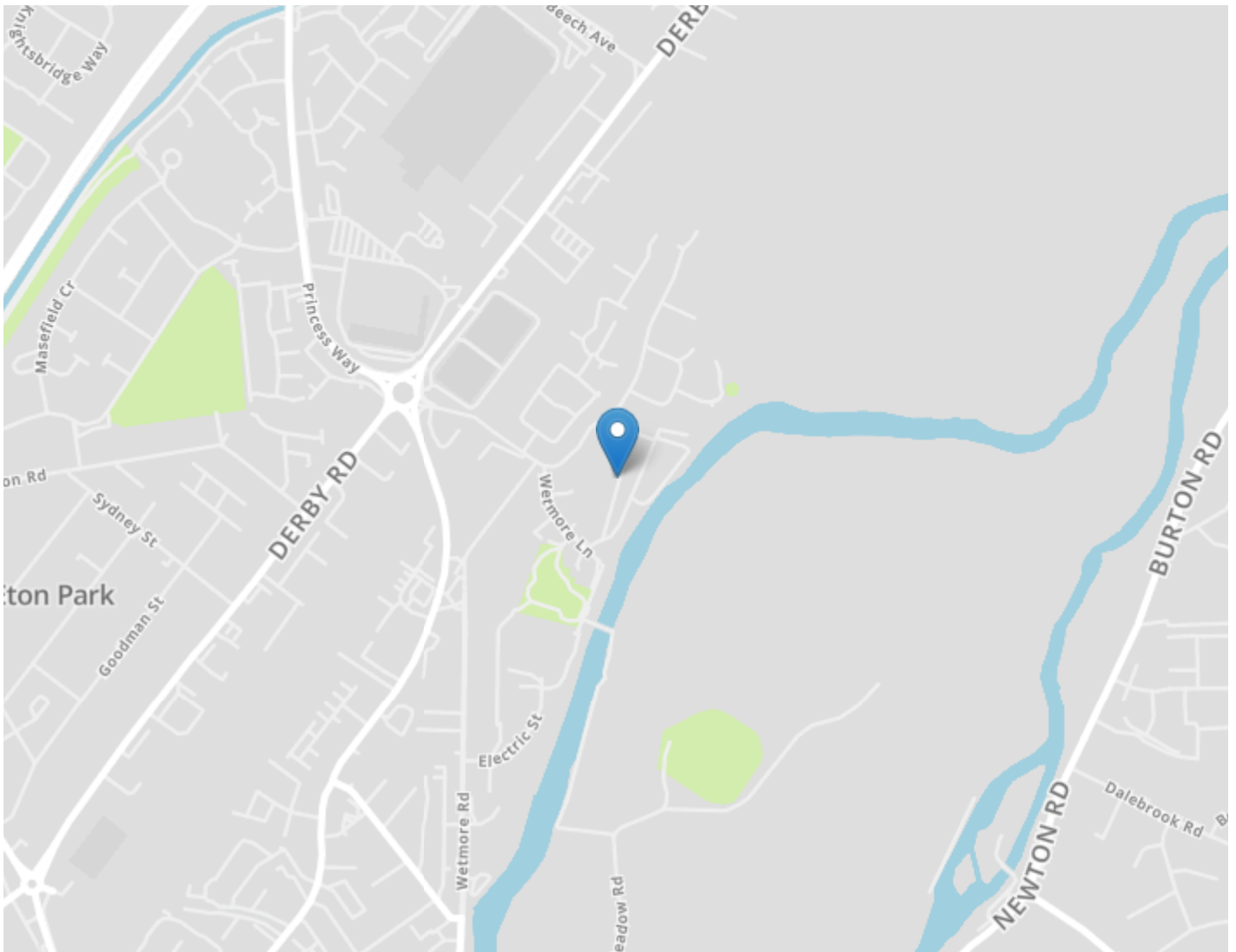
Services: Mains water, drainage, electricity and bottled gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: East Staffordshire Borough Council

### Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.



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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.