



# Crew Partnership

Burton · Estate · Agents



**40 MERLIN CRESCENT  
BRANSTON  
DE14 3JF**

SEMI DETACHED BUNAGLOW WITH A GARAGE AND 2 DOUBLE BEDROOMS!  
Entrance Hall, 2 Double Bedrooms, REFITTED SHOWER ROOM, 18ft  
Lounge/Diner and a Fitted Kitchen. UPVC DG + GCH. Low maintenance front and  
rear gardens. Driveway to the side leading to a Garage. NO UPWARD CHAIN

**£205,000 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**

Radiator, loft hatch, uPVC double glazed opaque door to side, doors to both Bedrooms, Shower Room and Lounge/Diner.



### **Master Bedroom**

12' 2" x 9' 8" (3.71m x 2.95m) UPVC double glazed window to front aspect, fitted bedroom suite with a range of wardrobes with drawers, dressing table, radiator with ceiling fan.



### Second Bedroom

11' 3" x 8' 4" (3.43m x 2.54m) UPVC double glazed window to front aspect, radiator.



### Shower Room

Refitted with three piece suite comprising tiled double shower enclosure with fitted power shower and glass screen, pedestal wash hand basin with tiled surround and low-level WC, uPVC opaque double glazed window to side aspect, radiator, door to storage cupboard.



### Lounge/Diner

18' 6" x 12' 0" (5.64m x 3.66m) Coal effect gas fire set in timber surround, two radiators, coving to ceiling, double glazed patio doors to garden, door to Fitted Kitchen.



### Fitted Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level electric oven, built-in four ring gas hob, built-in microwave, uPVC double glazed window to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, uPVC double glazed opaque door to side.



### Outside

#### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, overlooking playing field, driveway to the side leading to garage, ornamental brick wall, gated side access, outside cold water tap. Sun patio seating area.




**Additional information**

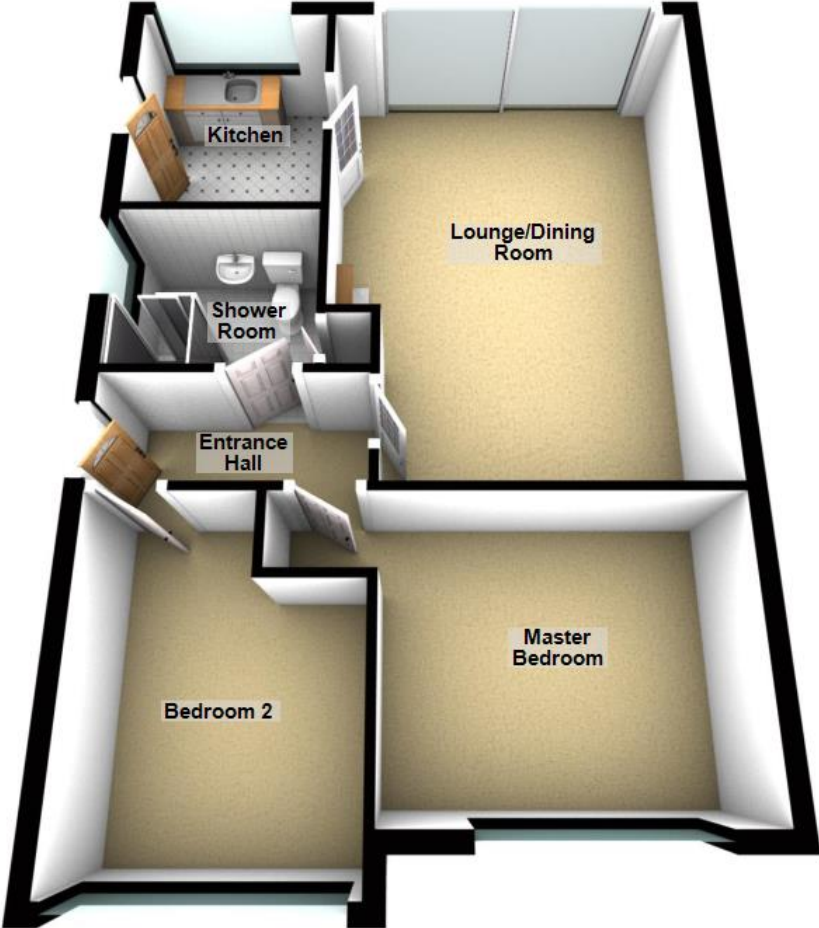
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

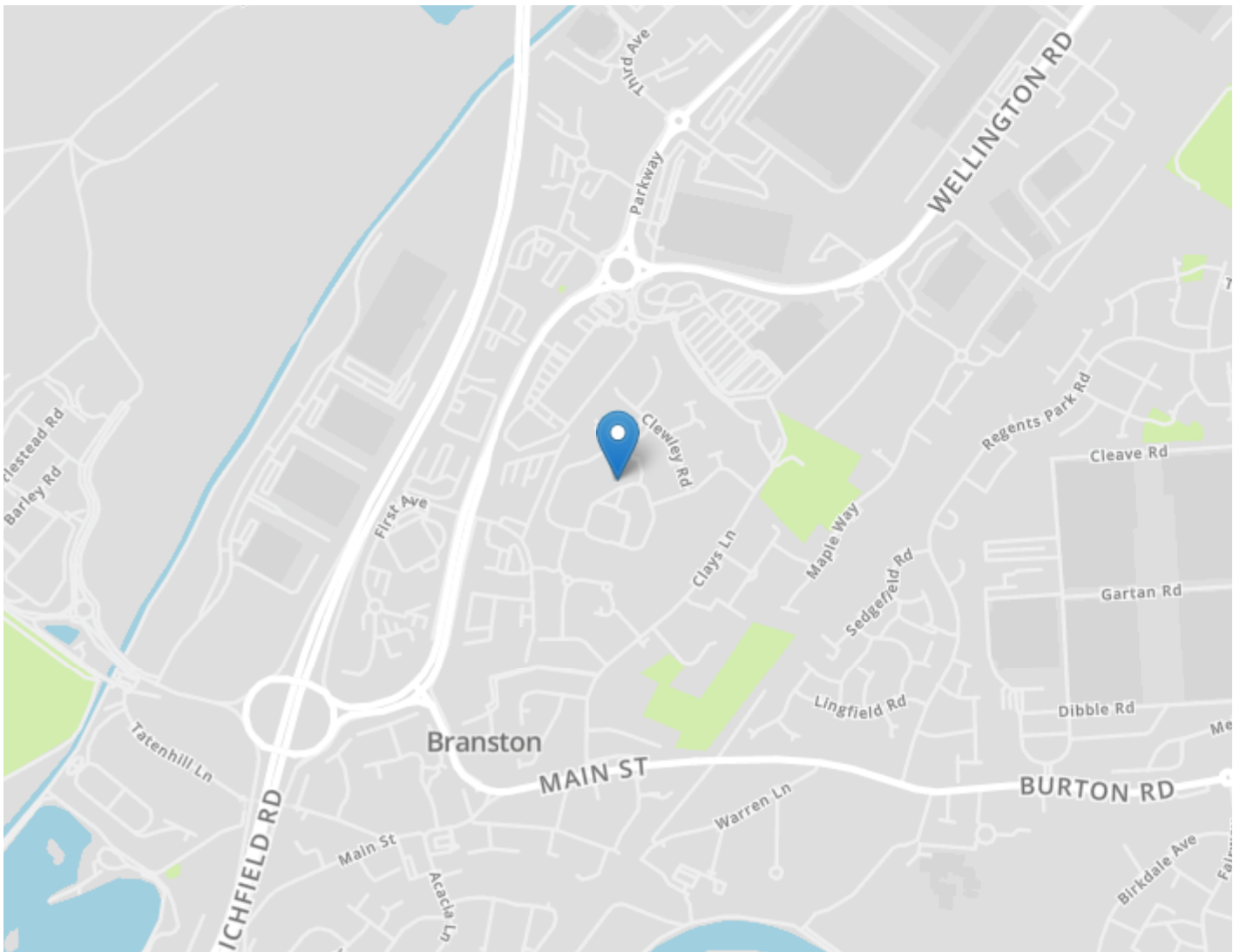
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.