



Crew Partnership

Burton • Estate • Agents



38 DERBY STREET BURTON-ON-TRENT DE14 2LD

3 DOUBLE BEDROOMS + REFURBISHED + NO UPWARD CHAIN! Entrance Hall, Lounge, Dining Room, 13FT REFITTED KITCHEN and a REFITTED BATHROOM. Landing, 3 Double Bedrooms. UPVC DG + GCH (COMPLETE NEW SYSTEM). FULLY REWIRED. Front and Rear Gardens. Possible Parking. POPULAR ROAD

£169,950 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

Stairway to galleried first floor landing, doors to Lounge and Dining Room.

Lounge

12' 0" x 11' 6" (3.66m x 3.51m) UPVC double glazed bay window to front aspect, radiator, coving to ceiling.



Dining Room

12' 1" x 12' 1" (3.68m x 3.68m) UPVC double glazed window to rear aspect, single radiator, door to Fitted Kitchen.



Fitted Kitchen

13' 5" x 7' 8" (4.09m x 2.34m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled surround, space for fridge/freezer and cooker, extractor hood, uPVC double glazed window to side aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed opaque door to garden, doors to Pantry and Bathroom.



Bathroom

Recently refitted with three piece suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



First Floor

Landing

Loft hatch, doors to all Bedrooms.



Master Bedroom

15' 5" x 11' 6" (4.70m x 3.51m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

12' 1" x 9' 8" (3.68m x 2.95m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

13' 5" x 8' 1" (4.09m x 2.46m) UPVC double glazed window to side aspect, radiator.



Outside

Front and Rear Gardens

Front and rear gardens with shrubs. Sun patio seating area.

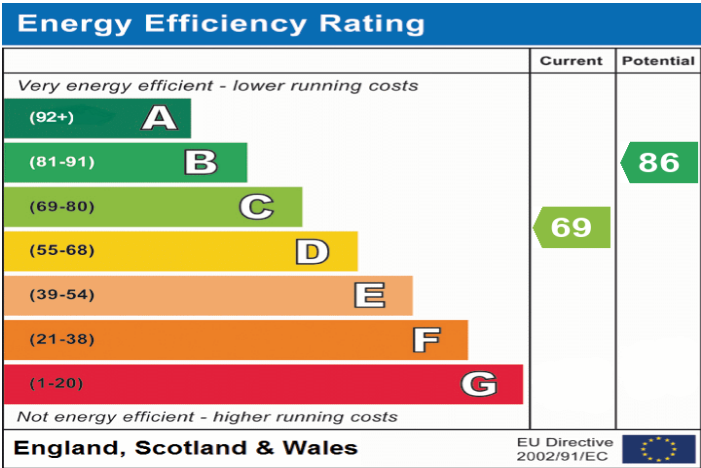


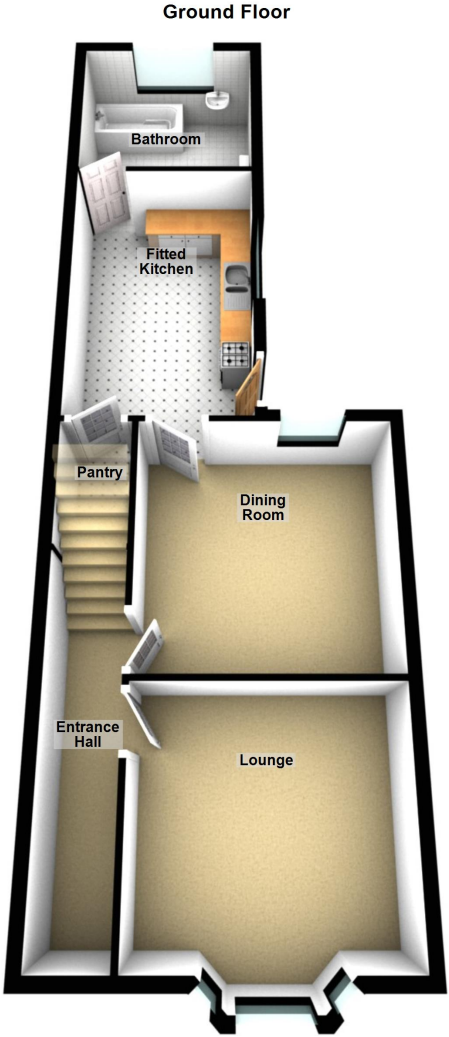
Additional Information

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

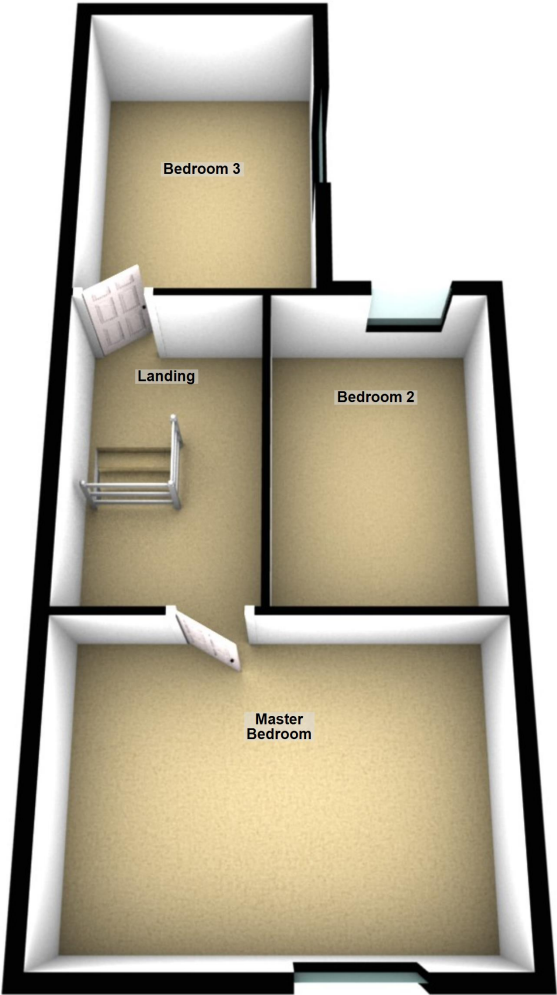
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

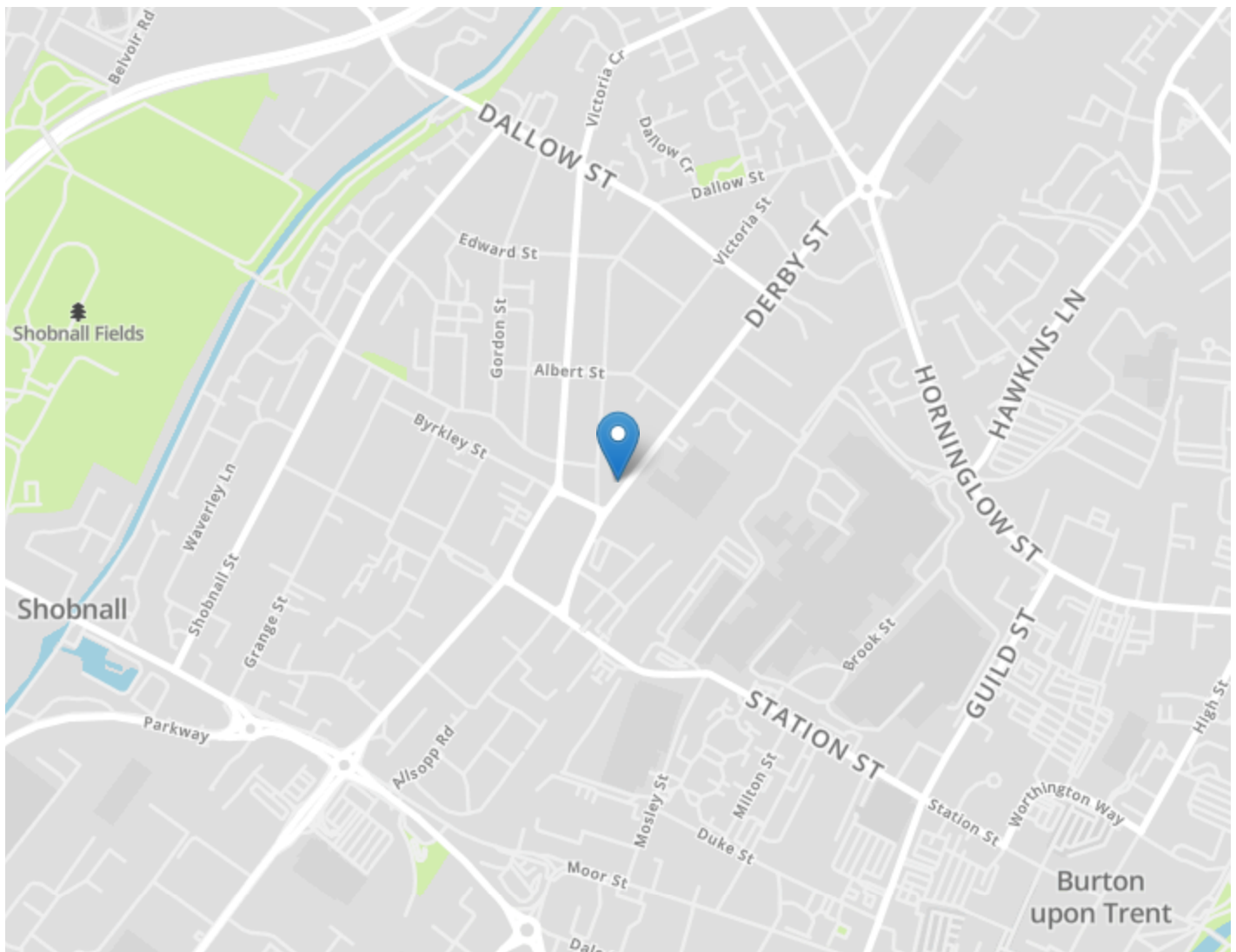
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC





First Floor





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.

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.