



Crew Partnership

Burton • Estate • Agents



**11A ST JUDES WAY
HORNINGLOW
BURTON-ON-TRENT
DE13 0LR**

3 BEDROOMS + 2 BATHROOMS + GARAGE + NO UPWARD CHAIN! Porch, Entrance Hall, Downstairs Shower Room, Inner Hallway, Fitted Kitchen, Dining Room and Lounge. Landing, 3 Good sized Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Garage. CUL-DE-SAC LOCATION!

£155,000 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 todays 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

Porch

UPVC double glazed door to front, doors to Entrance Hall and a storage cupboard.

Entrance Hall

Doors to Shower Room, Inner Hallway and a storage cupboard.



Shower Room

Fitted with three piece suite comprising double shower enclosure, wash hand basin and low-level WC tiled splashback, vinyl flooring.



Inner Hallway

Radiator, double door under-stairs storage cupboard, open plan top Dining Room, door to Kitchen and stairs leading to first floor landing.



Dining Room

11' 1" x 9' 5" (3.38m x 2.87m) UPVC double glazed window to front aspect, double radiator, door to Lounge.



Lounge

11' 7" x 11' 3" (3.53m x 3.43m) UPVC double glazed window to rear aspect, fireplace, double radiator.



Fitted Kitchen

10' 0" x 9' 4" (3.05m x 2.84m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, double radiator, vinyl flooring, uPVC double glazed door to garden.



First Floor

Landing

Doors to all Bedrooms, Bathroom and a storage cupboard.

Master Bedroom

11' 5" x 10' 1" (3.48m x 3.07m) UPVC double glazed window to rear aspect, fitted triple wardrobe.



Second Bedroom

11' 4" x 9' 1" (3.45m x 2.77m) UPVC double glazed window to front aspect, fitted triple wardrobe.



Third Bedroom

9' 8" x 9' 1" (2.95m x 2.77m) UPVC double glazed window to rear aspect.



Bathroom

Fitted with three piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front aspect, laminate flooring.



Outside

Front and Rear Gardens

Front garden mainly laid to slate with a path leading to the front of the property. Garage with side door.

Low maintenance rear garden with gated rear access and a storage shed.



Additional Information

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

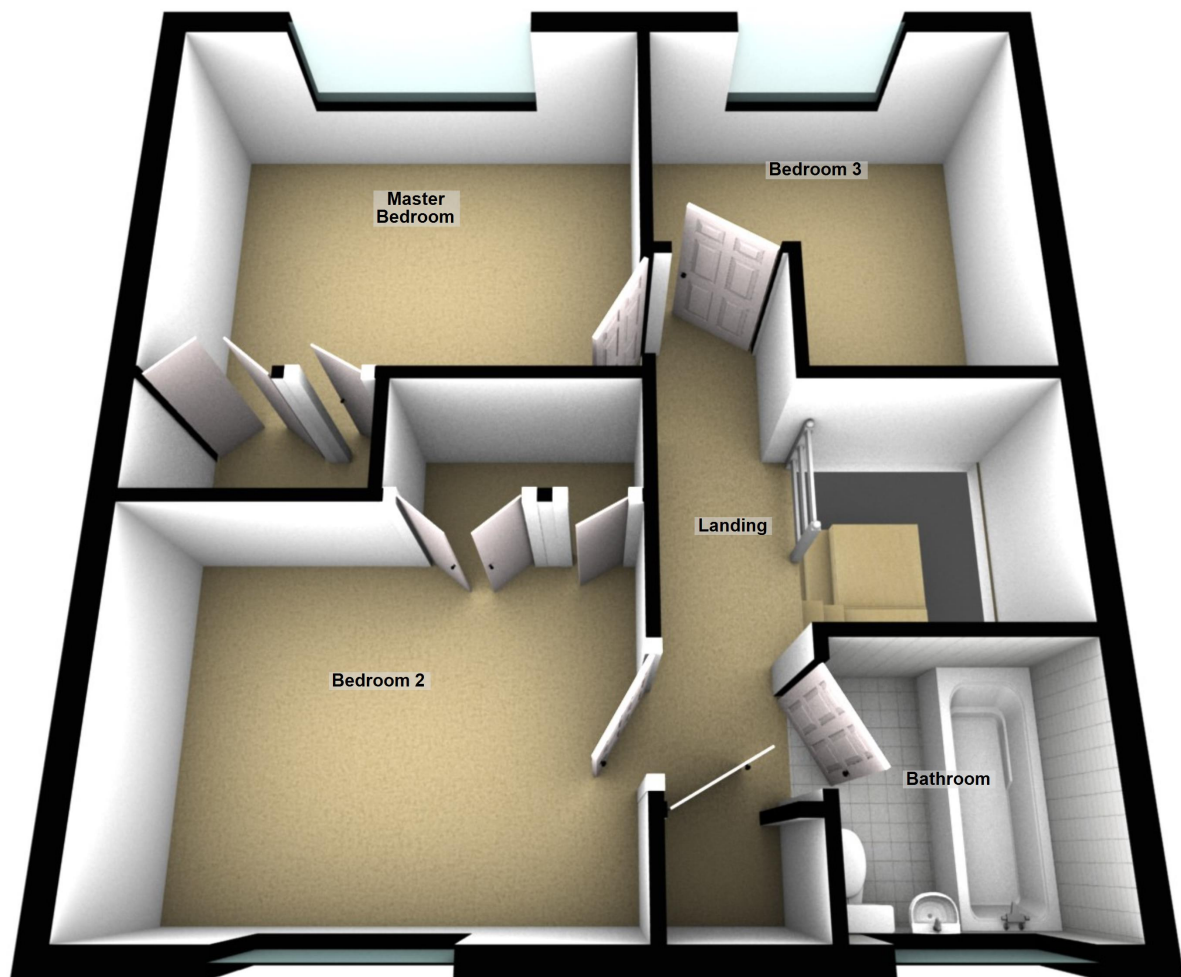
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

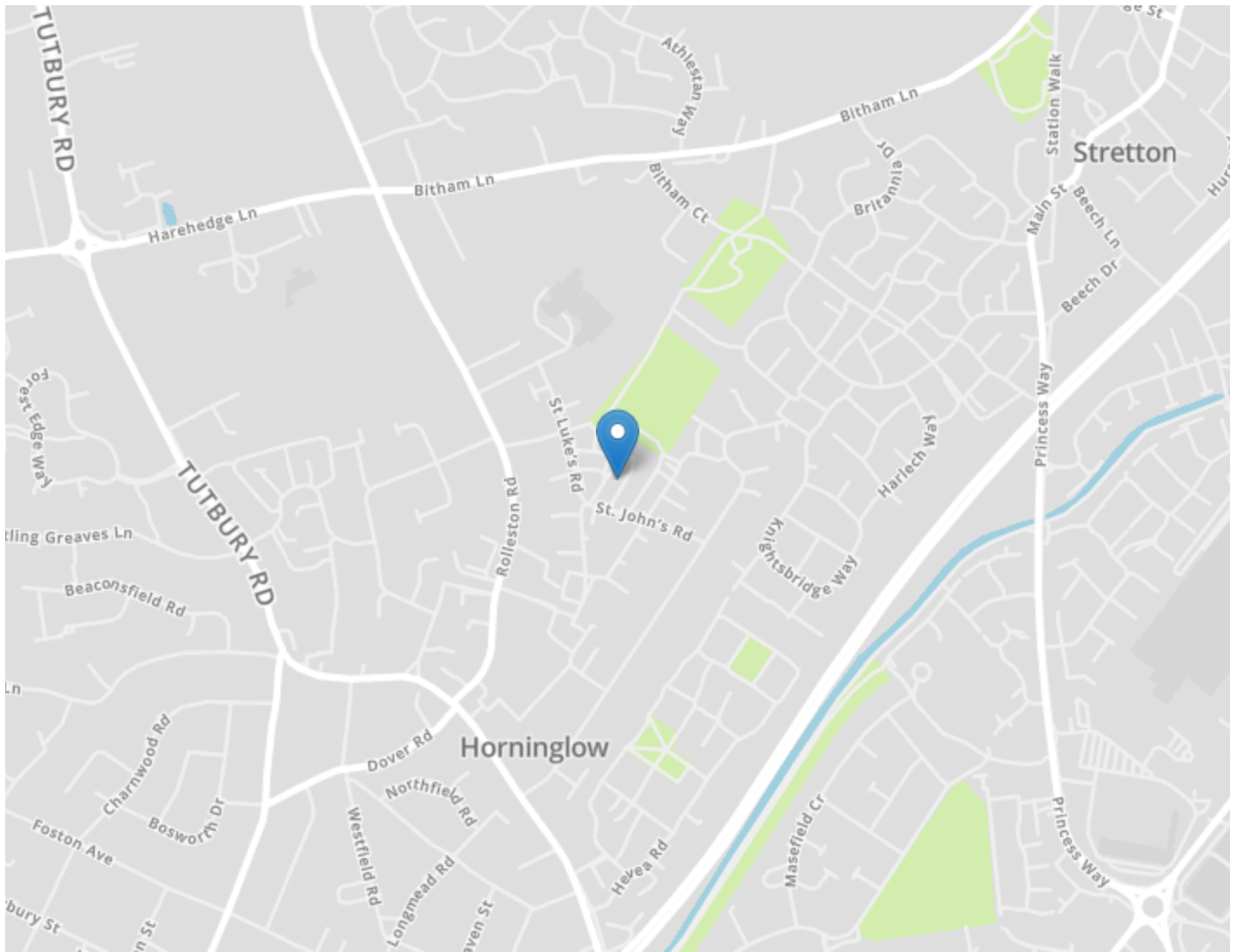
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Ground Floor



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.