



Crew Partnership

Burton • Estate • Agents



**30 ARDEN ROAD
BARTON UNDER NEEDWOOD
BURTON-ON-TRENT
DE13 8LE**

FULLY REFURBISHED FAMILY HOME WITH A GARAGE AND NO UPWARD CHAIN! Porch, Lounge, Refitted Kitchen/Dining Room. Landing, 3 BEDROOMS and a Refitted Wet Room. UPVC DG + NEW Ground Source Heat Pump Central Heating (Environmentally Friendly). Front and Rear Gardens. Shared Driveway to the side leading to a Garage. Sought after school catchments. VERY POPULAR VILLAGE LOCATION

£275,000 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

Porch

UPVC frosted double glazed windows to front and side aspects, double radiator, uPVC double glazed door to front, door to Lounge.



Lounge

15' 5" x 11' 11" (4.70m x 3.63m) UPVC double glazed bow window to front aspect, double radiator, laminate flooring, stairs leading to first floor, door to Kitchen/Dining Room.



Kitchen/Dining Room

15' 5" x 11' 7" Reducing to 9' (4.70m x 3.53m) Refitted 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 electric hob with extractor hood over, two uPVC double glazed windows to rear aspect, double radiator, laminate flooring, doors to two storage cupboards, uPVC double glazed door to Rear Garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Shower Room and a storage cupboard.



Master Bedroom

13' 3" x 9' 1" (4.04m x 2.77m) UPVC double glazed window to front aspect, double radiator.



Second Bedroom

10' 3" x 9' 1" (3.12m x 2.77m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

7' 1" x 6' 1" (2.16m x 1.85m) UPVC double glazed window to front aspect, radiator.



Shower Room

Refitted with three piece suite comprising with electric shower and shower curtain, wash hand basin and low-level WC tiled surround, uPVC frosted double glazed window to rear aspect, radiator.



Outside

Front and Rear Gardens

Front garden mainly laid to lawn with a garden path leading to the property. Shared driveway to the side leading to a Garage.

The Rear Garden is mainly laid to lawn with a paved seating area and garden path.



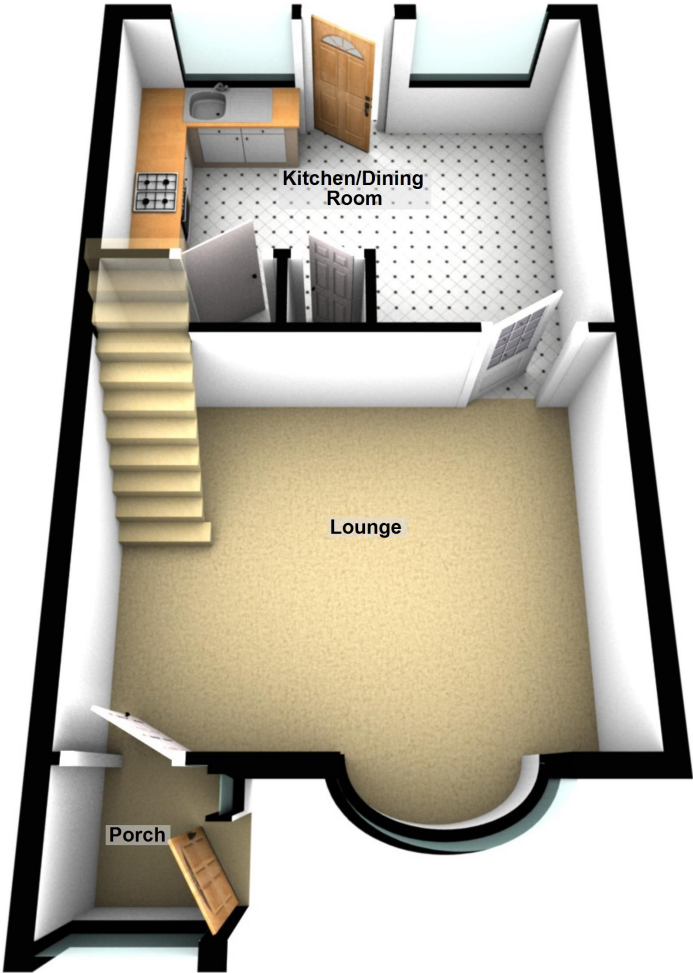
Additional Information

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

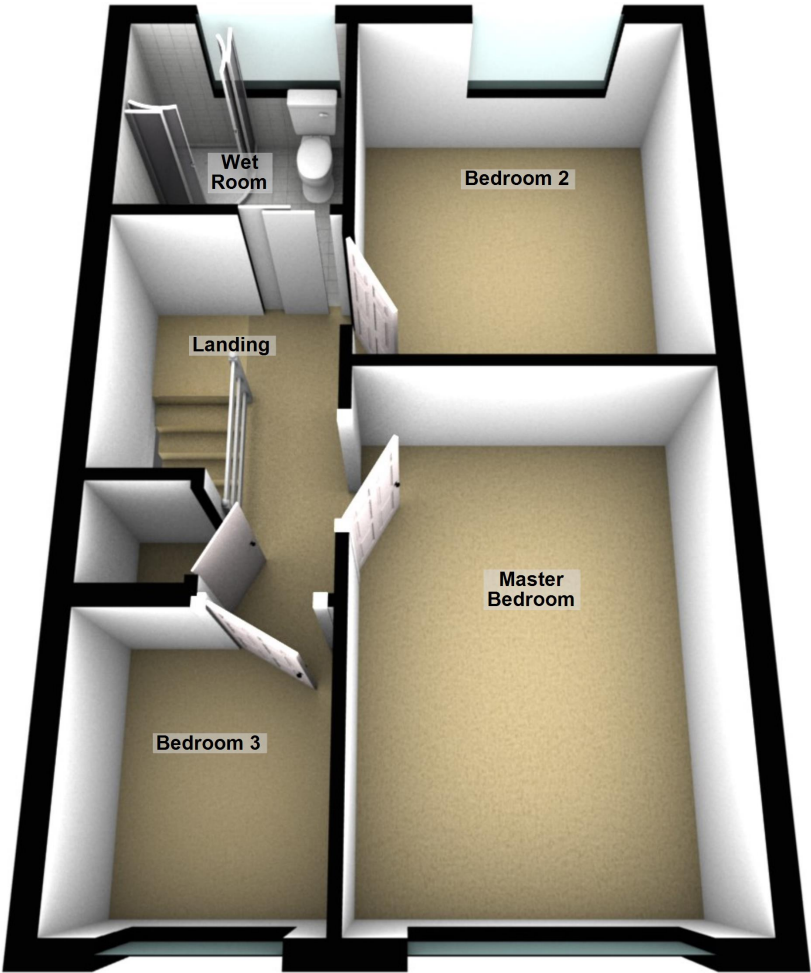
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

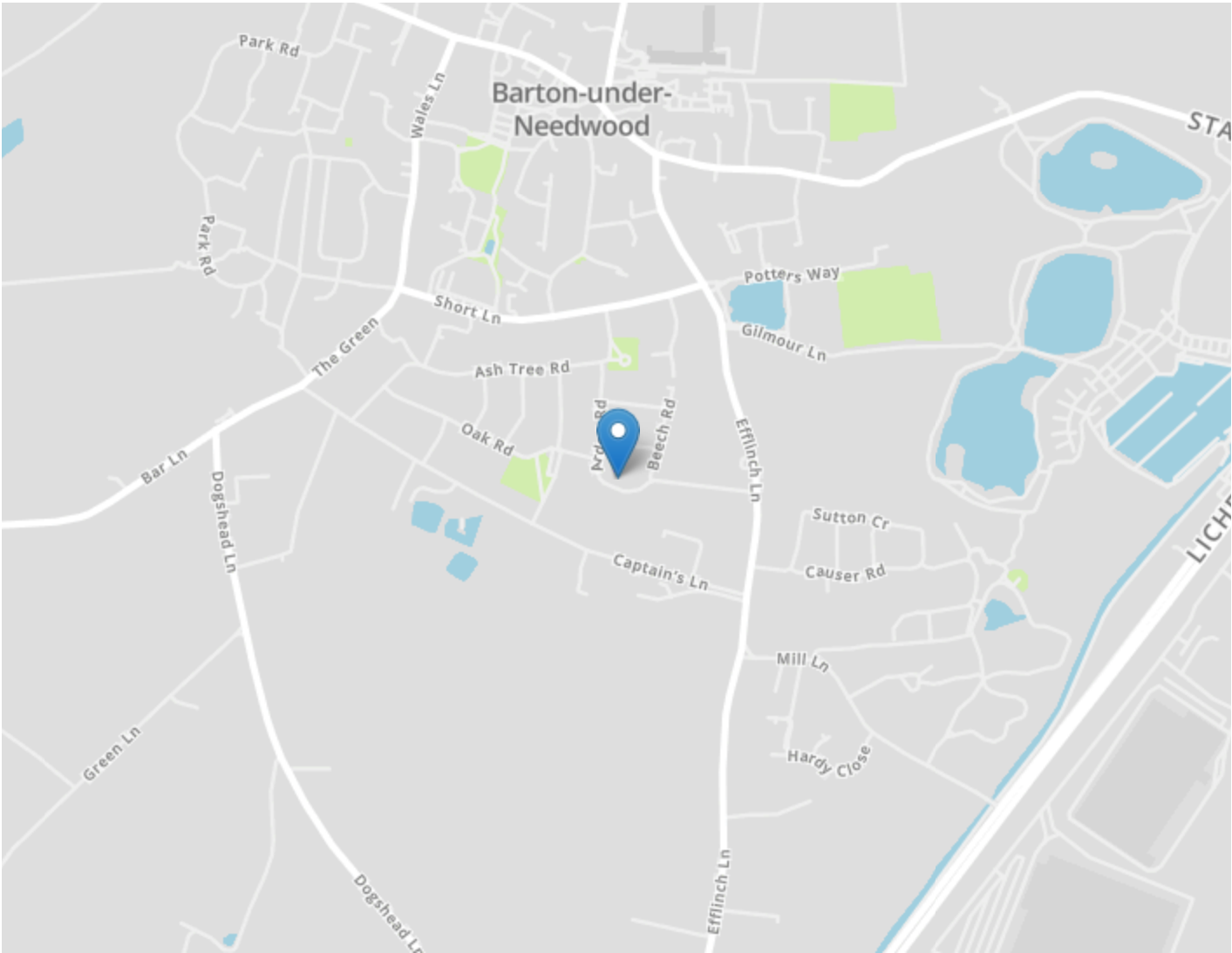
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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.