



Crew Partnership

Burton • Estate • Agents



51 HENHURST RIDGE BURTON-ON-TRENT DE13 9TH

EXTENDED BUNGALOW WITHIN A CORNER PLOT AND WITH A LARGE GARAGE / WORKSHOP! . Entrance Hallway, 2 Bedrooms, Shower Room, 18 Ft. Lounge, 20 Ft Conservatory/Dining Area, fitted Kitchen, Utility Room, Large Garage and Workshop, UPVC DG + GCH. Corner Plot, Block Paved Driveway, POTENTIAL CARAVAN PARKING with Block Paved Hard Standing. VIEWING RECOMMENDED

£215,000 FREEHOLD

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

Radiator, laminate flooring, coving to ceiling, loft hatch, door to the Lounge, both Bedrooms and the Shower Room



Lounge

18' 6" x 12' (5.64m x 3.66m) Coal effect electric fire set in ornate surround, radiator, laminate flooring, coving to ceiling, uPVC double glazed patio door to rear, door to Entrance Hall, Conservatory and Fitted Kitchen.



Fitted Kitchen

8' 1" x 8' 1" (2.46m x 2.46m) Fitted base and eye level cupboards, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, fitted eye level electric double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect.



Conservatory

20' x 8' 1" (6.10m x 2.46m) With uPVC double glazed windows, polycarbonate roof, ceiling fan, radiator, ceramic tiled flooring, uPVC double glazed french double doors to garden.



Master Bedroom

10' x 9' 8" (3.05m x 2.95m) UPVC double glazed window to front aspect, fitted with a range of sliding door wardrobes, radiator, coving to ceiling.



Second Bedroom

10' x 8' 6" (3.05m x 2.59m) UPVC double glazed window to front aspect, radiator, laminate flooring.



Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted electric power, wash hand basin in vanity unit with cupboards under, tiled surround, low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect, ceramic tiled flooring.



Outside

Front, Side and Rear Gardens

Corner plot front, side and rear gardens with various shrubs, block paved driveway to the side leading to garage and car parking space for four cars. Sun patio with seating area, outside cold water tap.

GARAGE/WORKSHOP. Window to side, Up and over door.

UTILITY ROOM. Eye level cupboards with round edged worktops, plumbing for automatic washing machine, space for freezer and tumble dryer, ceramic tiled flooring, uPVC double glazed opaque door to Garage and outside.



Additional Information

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

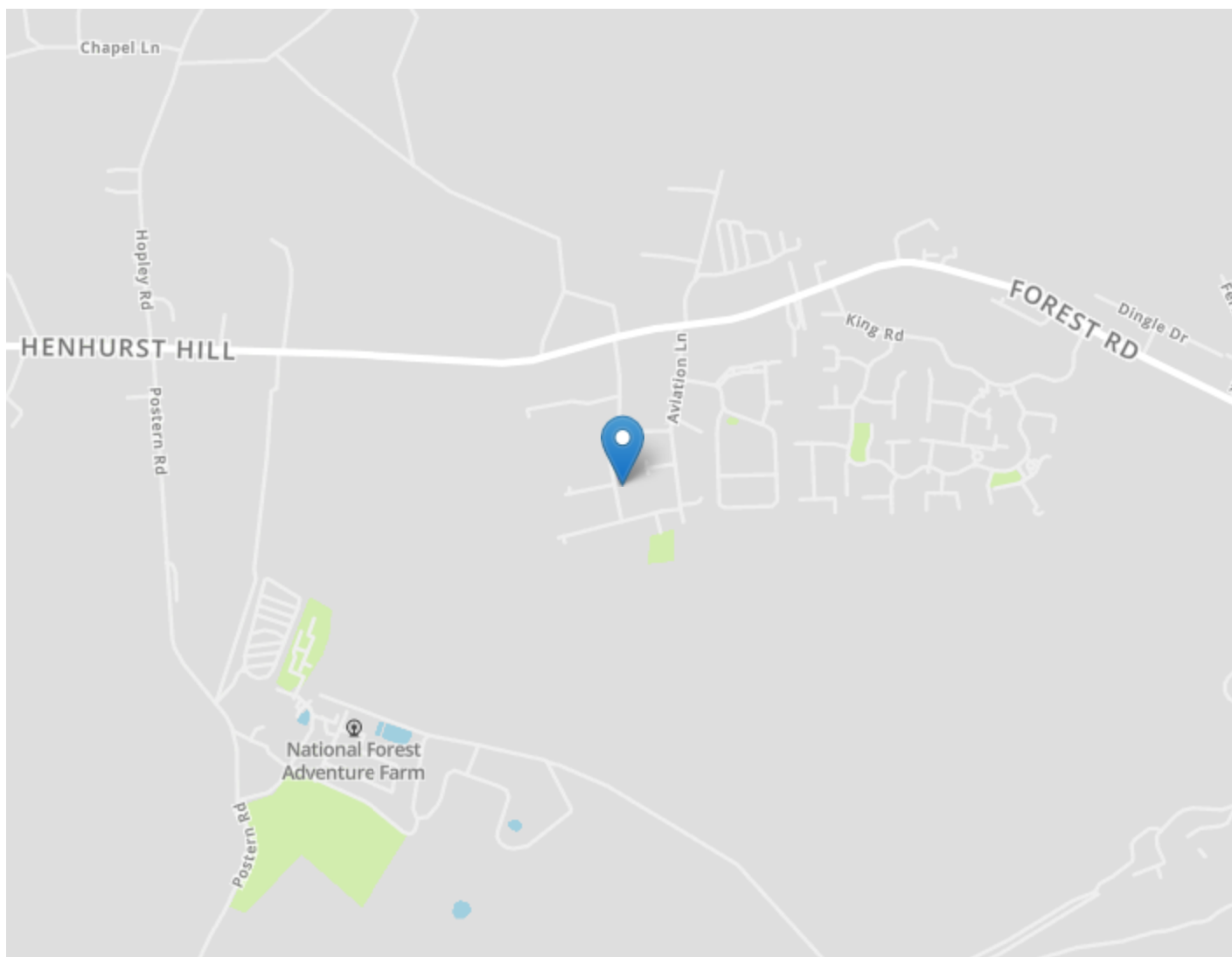
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Ground 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.