



Crew Partnership

Burton • Estate • Agents



135 BLAKEHOLME COURT BURTON-ON-TRENT DE14 2QJ

SEMI DETACHED HOME + CLOAKROOM + PARKING FOR 3 VEHICLES!
Lounge, Cloakroom, 15FT KITCHEN/DINING ROOM. Landing, 2 BEDROOMS and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Block Paved Driveway to the front. Two additional allocated parking spaces also. POPULAR ESTATE

£180,000 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

Lounge

14' 2" x 11' 0" (4.32m x 3.35m) UPVC double glazed window to front aspect, fireplace, radiator, stairs leading to first floor landing, door to Kitchen/Dining Room.



Kitchen/Dining Room

15' 0" x 12' 0" (4.57m x 3.66m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with a mixer tap, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear aspect, radiator, vinyl flooring, UPVC double glazed double doors to garden and a door to the Cloakroom.



Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, vinyl flooring.



First Floor

Landing

UPVC opaque double glazed window to side aspect, doors to both Bedrooms and Bathroom.

Master Bedroom

12' 0" x 10' 6" (3.66m x 3.20m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

10' 2" x 6' 6" (3.10m x 1.98m) UPVC double glazed window to rear aspect, radiator, door to over-stairs storage cupboard.



Bathroom

Fitted with three piece with bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC opaque double glazed window to rear aspect, radiator, vinyl flooring.



Outside

Front and Rear Gardens

Front garden laid to block paving allowing for an additional parking space further to the two allocated spaces in the car park to the side. A paved path allows access to the rear garden.




Additional Information

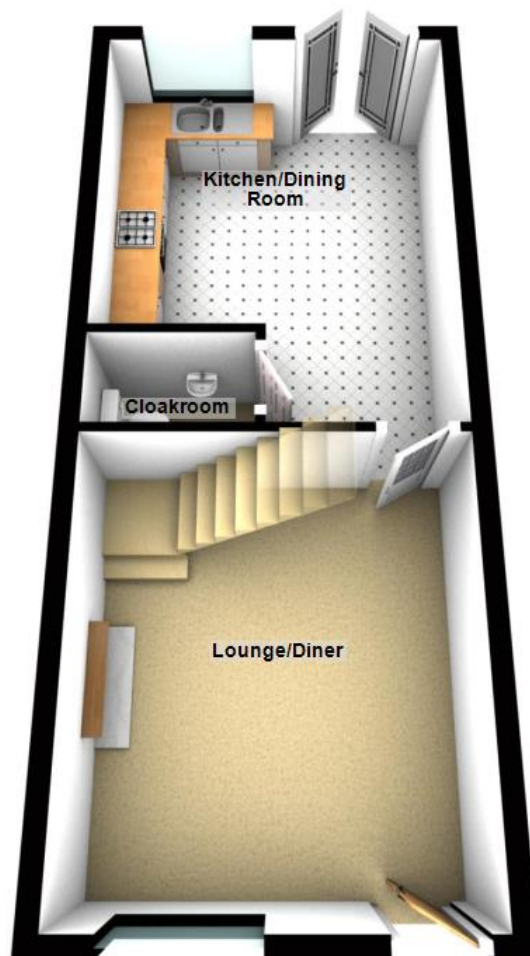
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

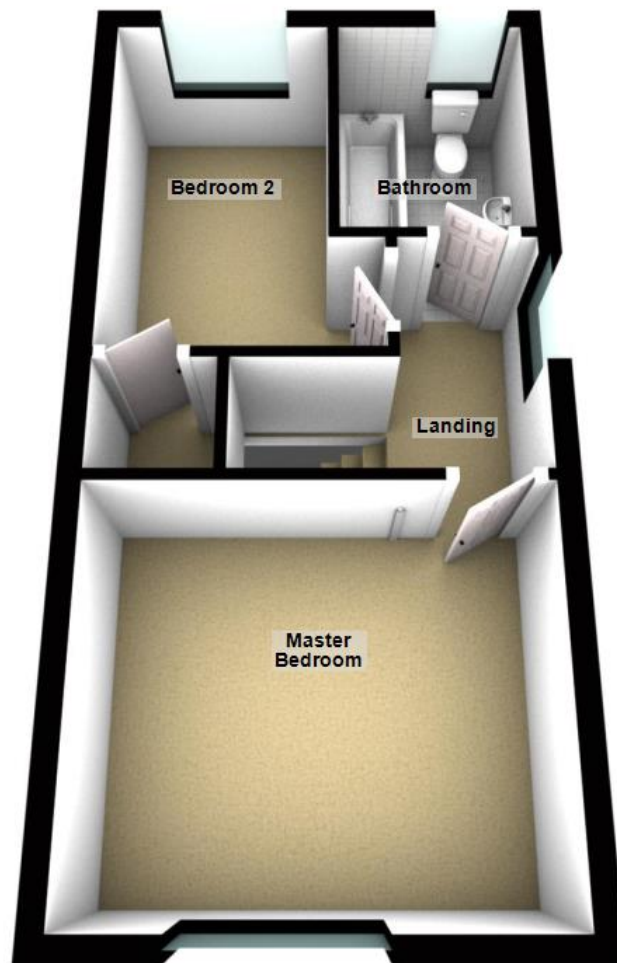
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

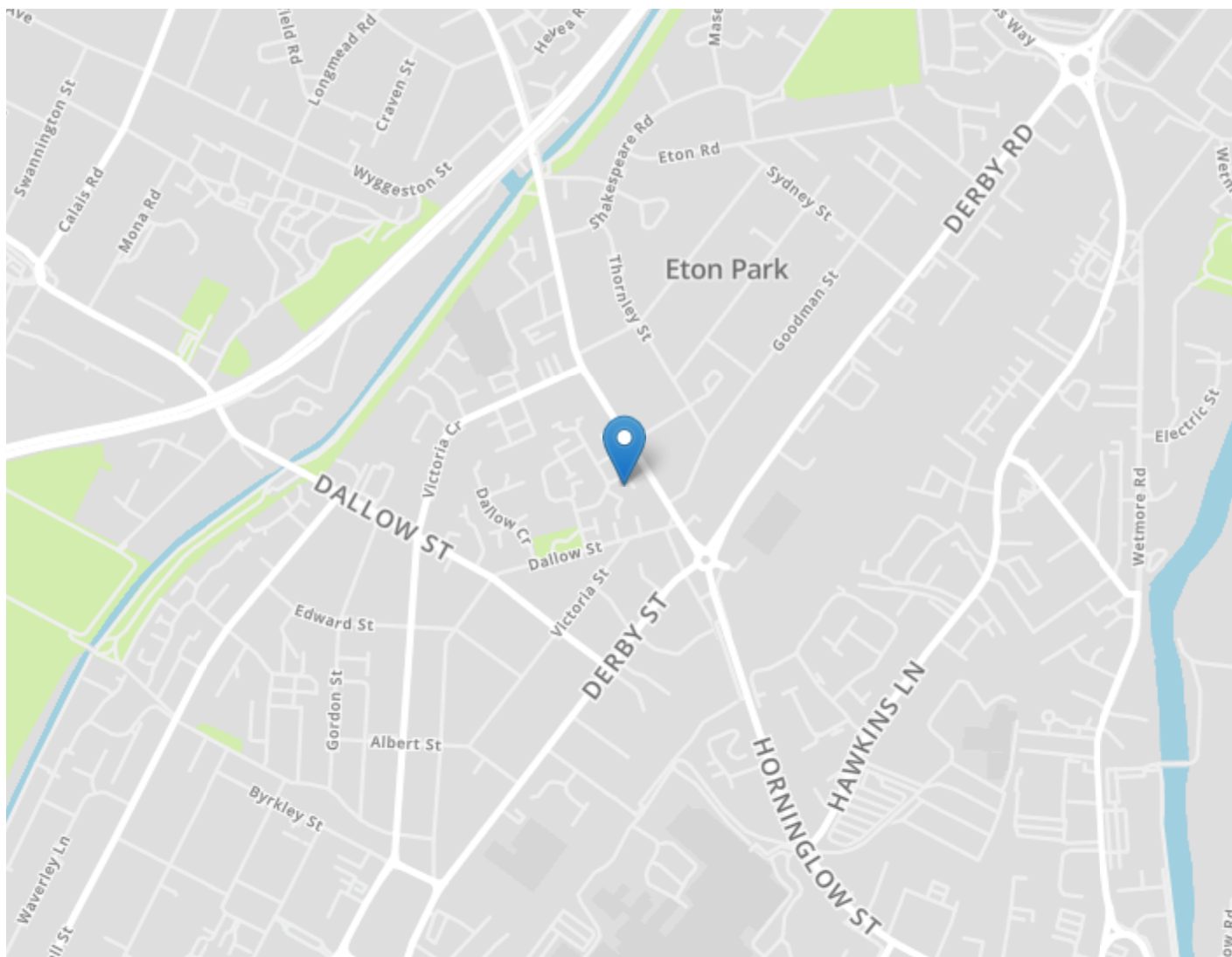
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

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.