



Crew Partnership

Burton • Estate • Agents



**36 KING STREET
BURTON-ON-TRENT
DE14 3AF**

22FT LOUNGE/DINING ROOM + 2 BEDROOMS + PRIVATE REAR GARDEN!

Lounge/Dining Room, Kitchen. Landing, 2 Bedrooms and Upstairs Bathroom.

UPVC DG + GCH. Private Rear Garden. CLOSE TO TOWN LOCATION

£125,000 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/Dining Room

22' 5" x 11' 3" (6.83m x 3.43m) UPVC double glazed windows to front and rear aspects, fireplace, two double radiators, uPVC double glazed door to front, doors to Kitchen, under stairs storage cupboard and stairs leading to the first floor landing.



Kitchen

10' 10" x 6' 0" (3.30m x 1.83m) Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, gas oven, built-in four ring gas hob, uPVC double glazed window to side aspect, vinyl flooring, uPVC double frosted door to garden.



First Floor

Landing

Doors to both Bedrooms, Bathroom and a storage cupboard.

Master Bedroom

15' 3" x 10' 6" (4.65m x 3.20m) UPVC double glazed window to front aspect, double radiator.



Second Bedroom

11' 5" x 5' 7" (3.48m x 1.70m) UPVC double glazed window to rear aspect, radiator.



Bathroom

Fitted with three suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, radiator, vinyl flooring.



Outside

Rear Garden

Private rear garden accessed by the adjoined entry way, mainly laid to lawn, bordered by a garden path and raised beds. Further benefitting from a paved seating area.



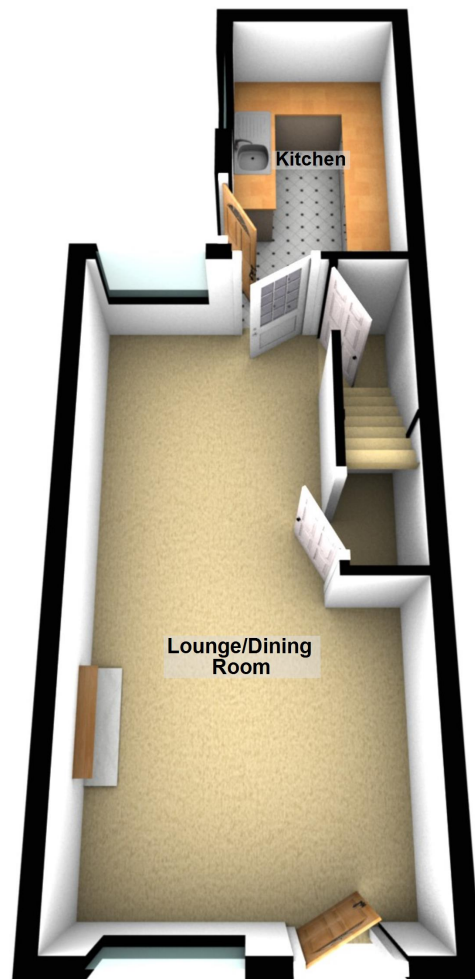
Additional Information

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

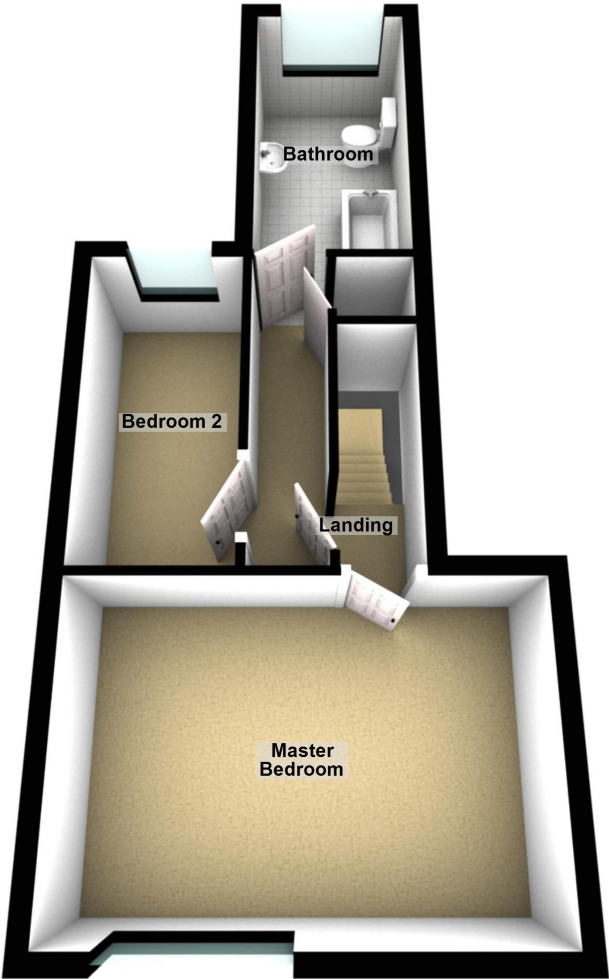
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

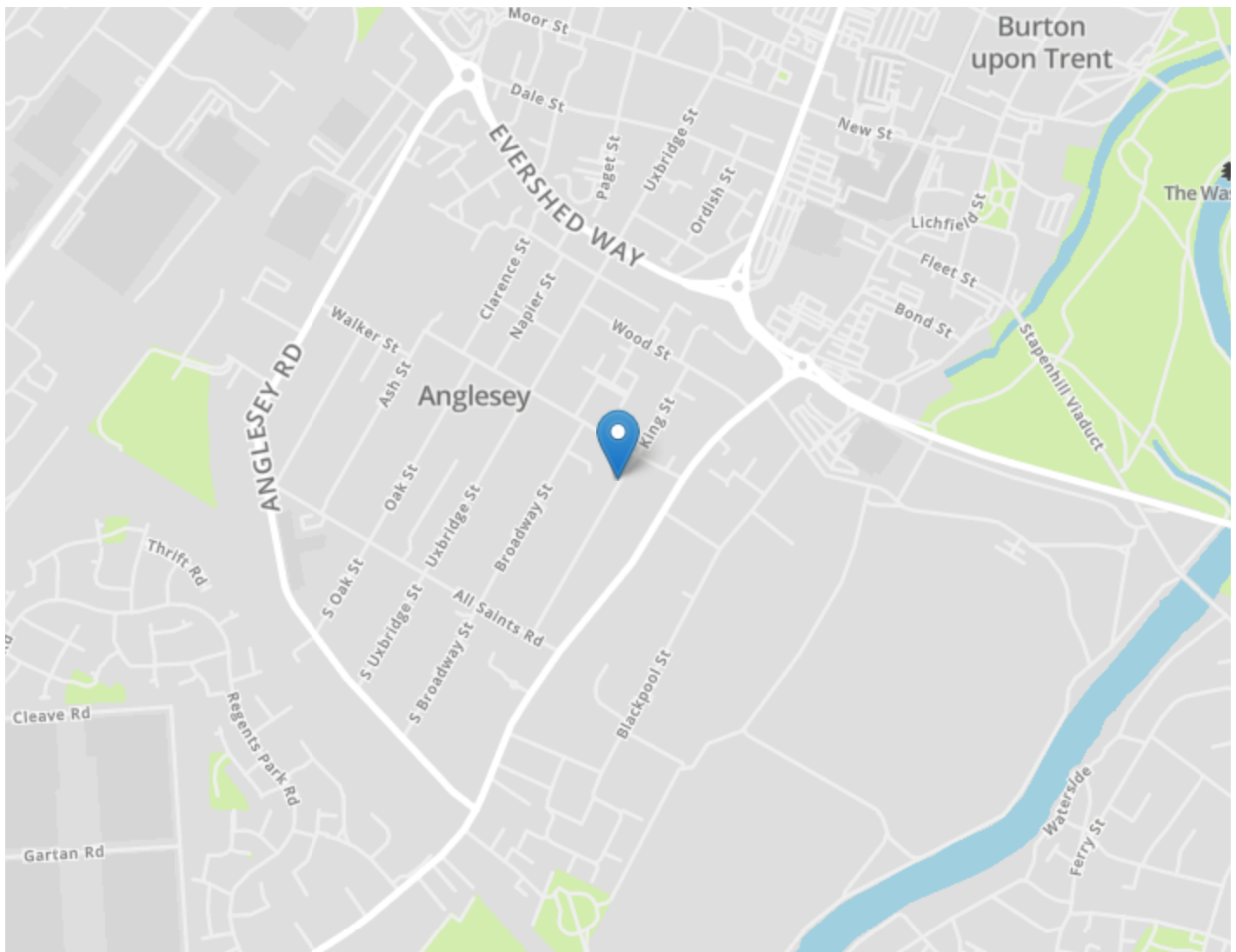
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

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.