



# Crew Partnership

Burton • Estate • Agents



**56 ASHBY ROAD EAST  
BRETBY  
BURTON-ON-TRENT  
DE15 0PT**

QUIRKY COTTAGE SITUATED IN A GOOD SIZED PLOT AND IN NEED OF FULL REFURBISHMENT! Entrance Hall, Lounge, Kitchen/Breakfast Room, Rear Lobby, TOILET and Shower Room (Formerly). Landing, 2 DOUBLE BEDROOMS and a Toilet (Formerly). UPVC DG. Extensive gardens with a large Driveway to Car Port and GARAGE. Possible building plot? NO UPWARD CHAIN!

**£150,000 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**

#### **Entrance Hall**

Door to front, further door to Lounge.

#### **Lounge**

12' 9" x 12' 0" (3.89m x 3.66m) uPVC double glazed window to front aspect, open fireplace, stairs leading to first floor landing, door to Entrance Hall.

#### **Kitchen/Breakfast Room**

10' 7" x 10' 6" (3.23m x 3.20m) UPVC double glazed window skylight to rear aspect, sliding door to Lounge, open plan to storage cupboard.

#### **Side Lobby**

UPVC double glazed frosted door to side, sliding door to Shower Room, doors to Toilet and Kitchen/Breakfast Room.

#### **Shower Room**

UPVC frosted double glazed window to side aspect.

#### **Toilet**

Window to side. Low-level WC.

### **First Floor**

#### **Landing**

Doors to both Bedrooms and WC.

### Master Bedroom

13' 10" Max x 13' 9" Max (4.22m x 4.19m) UPVC double glazed window to rear aspect, two uPVC double glazed windows to side aspect, electric storage heater.



### Second Bedroom

13' 4" x 8' 10" (4.06m x 2.69m) UPVC double glazed window skylight to side aspect, uPVC double glazed window to front aspect.



### WC

UPVC frosted double glazed window to rear aspect.



## Outside

### Gardens

Extensive concrete driveway leading to a Garage and Car Port.

Substantial gardens to front and side.



### Additional Information

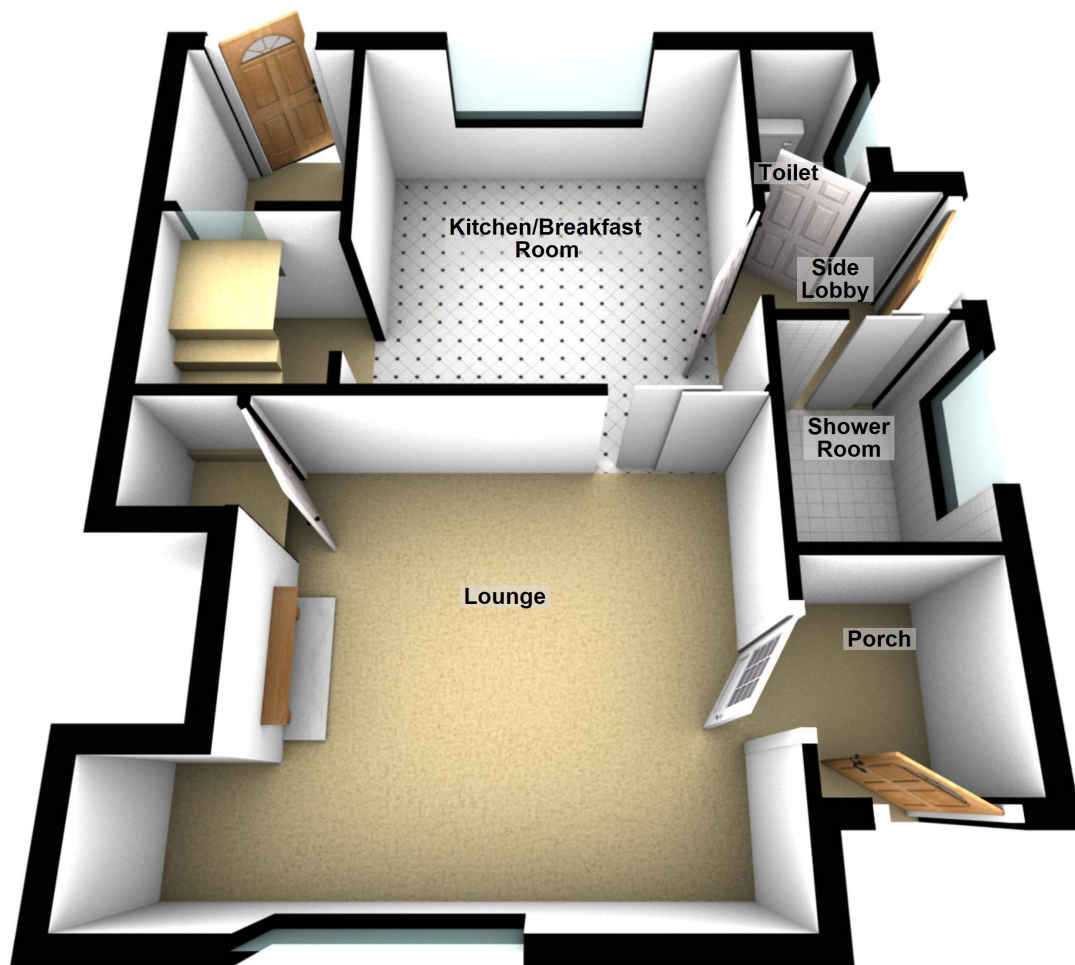
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

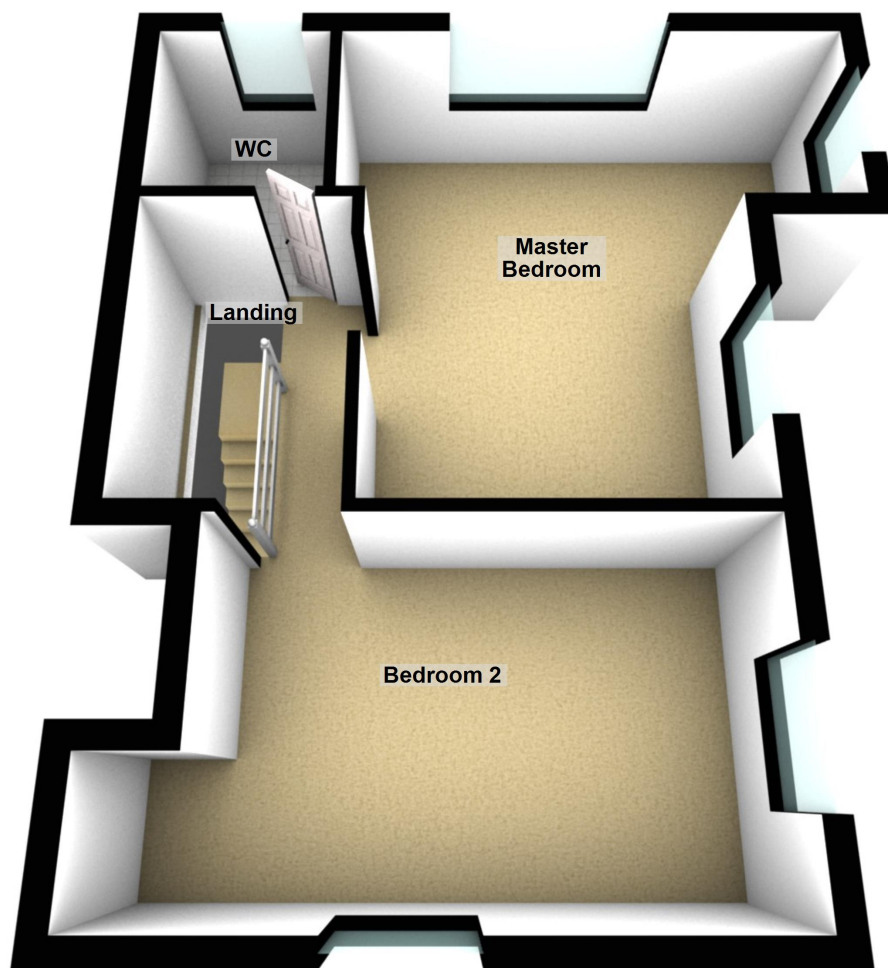
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC



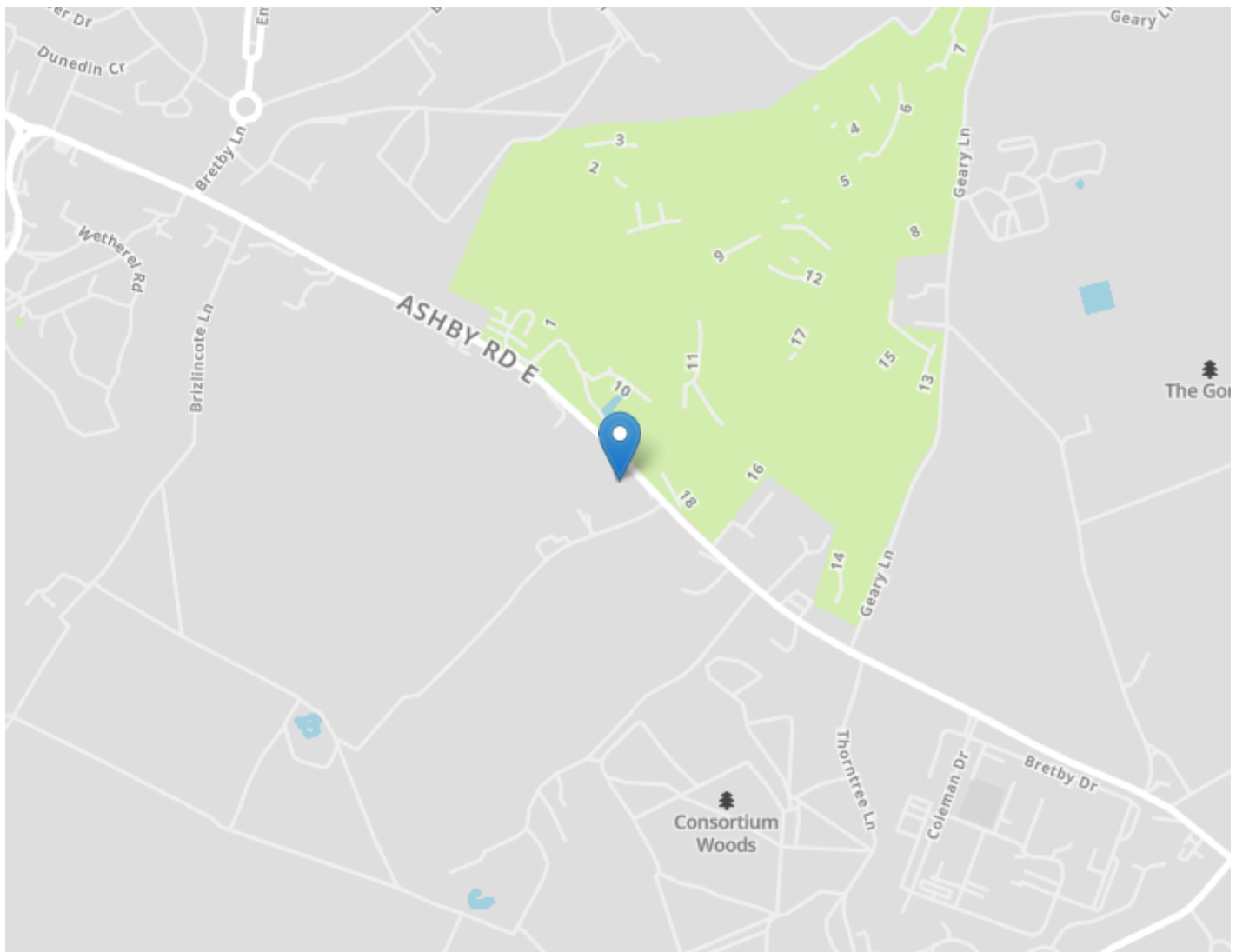
### Ground Floor



### 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.