



Crew Partnership

Burton · Estate · Agents



**1 HILLSDALE ROAD
WINSHILL
BURTON-ON-TRENT
DE15 0AN**

3 BED DETACHED BUNGALOW ON A CORNER PLOT WITH VIEWS OVER THE TOWN! REFITTED KITCHEN/DINING ROOM, Inner Hallway, Lounge, 3 DOUBLE BEDROOMS and a Shower Room. UPVC DG + GCH, nearly new Combi boiler. Front, Side and Rear Gardens. Driveway providing ample parking leading to Garage. NO UPWARD CHAIN

£310,000 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

Kitchen/Dining Room

15' 0" x 8' 8" (4.57m x 2.64m) Refitted with a matching range of base and eye level units, sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker with extractor hood, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed opaque door to garden, doors to Lounge and Inner Hallway.



Lounge

14' 0" x 12' 6" (4.27m x 3.81m) Two uPVC double glazed windows to rear aspect, radiator, uPVC double glazed french double doors to garden



Inner Hallway

Loft hatch, doors to all Bedrooms and Shower Room.



Master Bedroom

12' 0" x 11' 3" (3.66m x 3.43m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

12' 6" x 8' 6" (3.81m x 2.59m) UPVC double glazed window to side aspect, radiator.



Third Bedroom

10' 0" x 8' 6" (3.05m x 2.59m) UPVC double glazed window to front aspect, radiator.



Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with fitted power shower and folding glass, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect.



Outside

Front, Side and Rear Gardens

Corner plot established front, side and rear gardens with a variety of shrubs and trees, block paved driveway to the front leading to garage, mainly laid to lawn, small ornamental stone wall frontage. Outside cold water tap.




Additional Information

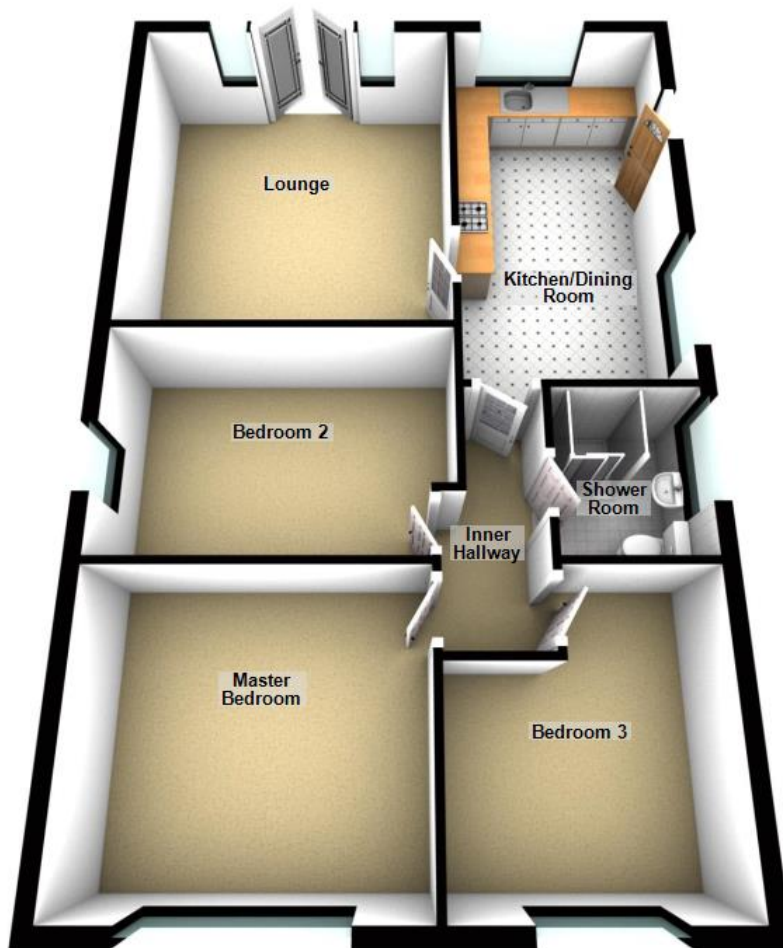
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

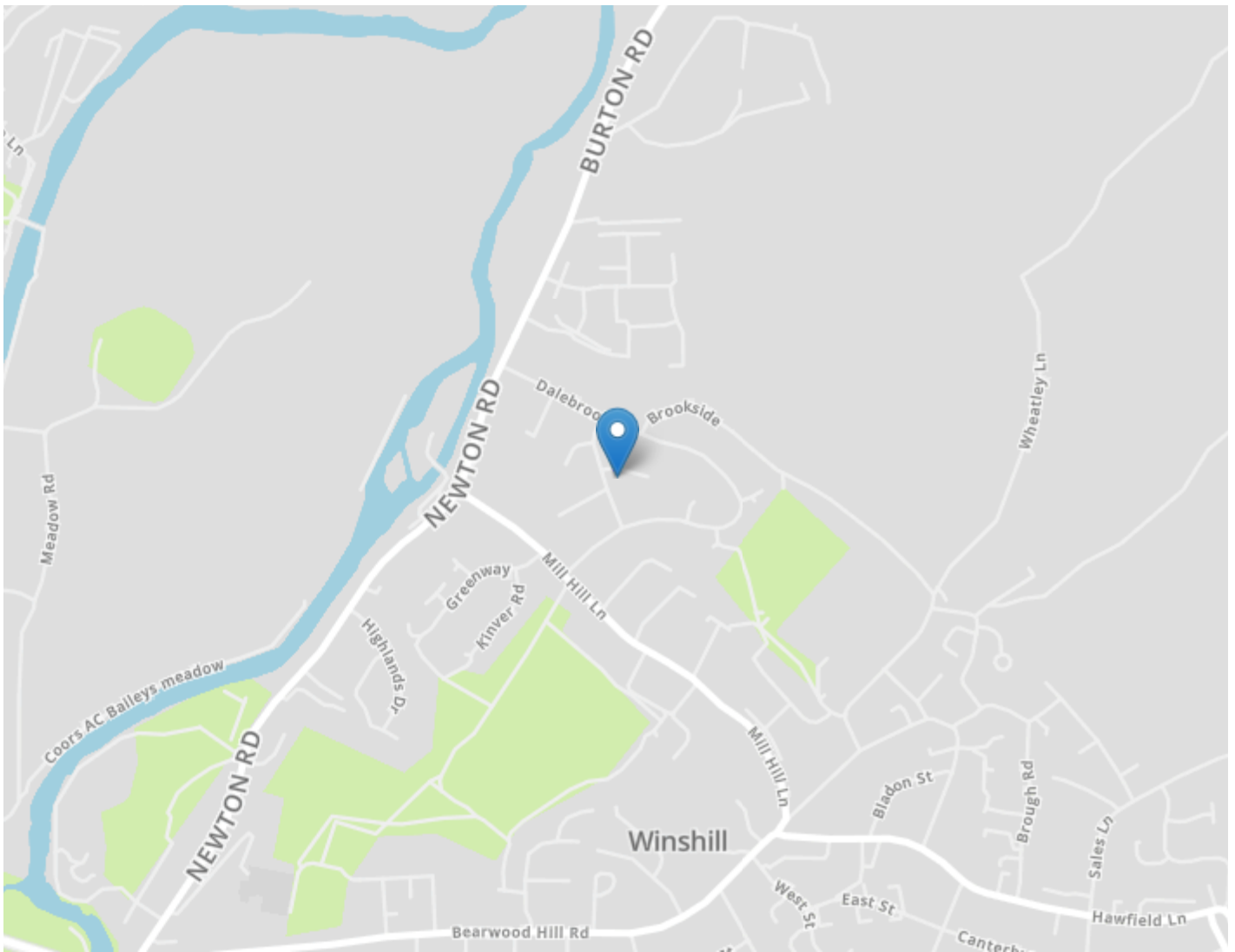
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.



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.

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.