



# Crew Partnership

Burton • Estate • Agents



## 2 CAMBRIDGE STREET BURTON-ON-TRENT DE14 3PQ

REFITTED END OF TERRACE WITH 2 DOUBLE BEDROOMS IN A CUL-DE-SAC LOCATION! Dining Room, Lobby, Lounge, REFITTED KITCHEN. Landing, 2 Double Bedrooms and a REFITTED BATHROOM. UPVC DG + GCH. Rear Gardens. VIEWING RECOMMENDED

### £145,000 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

#### Dining Room

11' 9" x 11' 0" (3.58m x 3.35m) UPVC double glazed window to front aspect with cast-iron wood burner, double radiator, laminate flooring, double glazed opaque door to front, door to Lobby.



#### Lobby

Open plan to Lounge, door to under-stairs storage cupboard.



### Lounge

11' 9" x 11' 4" (3.58m x 3.45m) UPVC double glazed window to rear aspect, double radiator, laminate flooring, stairs leading to first floor landing, door to Fitted Kitchen.



### Fitted Kitchen

12' 4" x 6' 9" (3.76m x 2.06m) Refitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to side aspect, uPVC double glazed door to side.



### First Floor

#### Landing

Loft hatch, doors to both Bedrooms and Bathroom.



### Master Bedroom

11' 9" x 11' 0" (3.58m x 3.35m) UPVC double glazed window to front aspect, double radiator.



### Second Bedroom

11' 4" x 8' 4" (3.45m x 2.54m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.





### Bathroom

Recently refitted with three piece comprising panelled bath with electric shower over, pedestal wash hand basin and low-level, heated towel rail, uPVC opaque double glazed window to rear aspect.



### Outside

#### Front and Rear Gardens

Established rear garden, mainly laid to. Sun patio seating area, access to side.

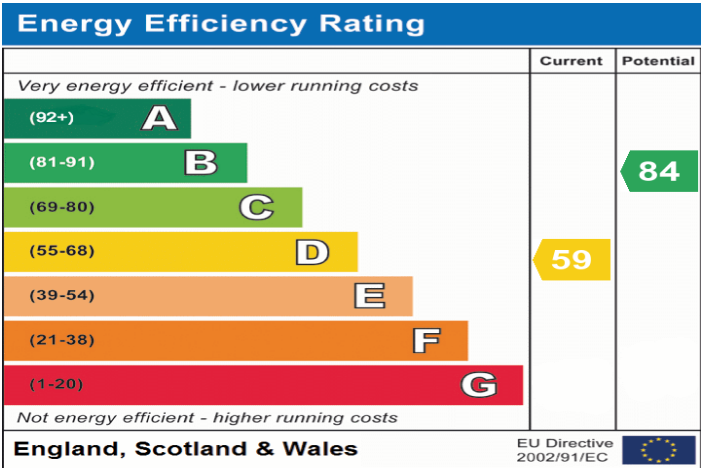


### Additional Information

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

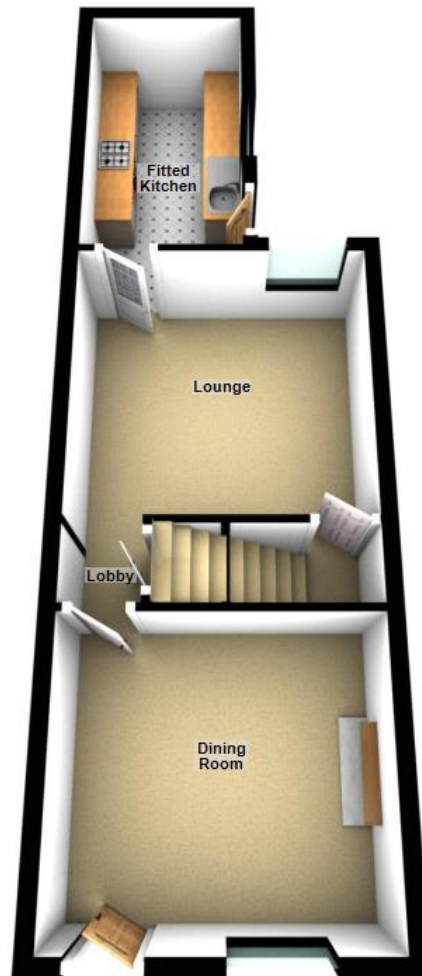
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

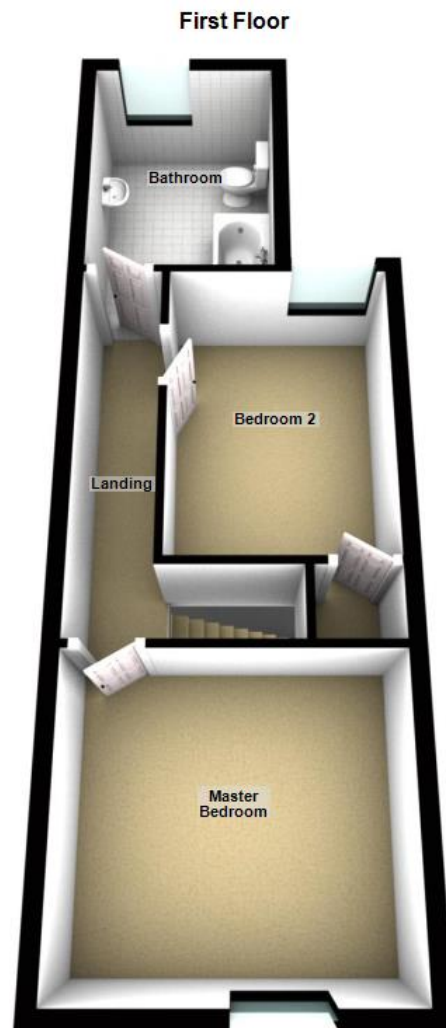




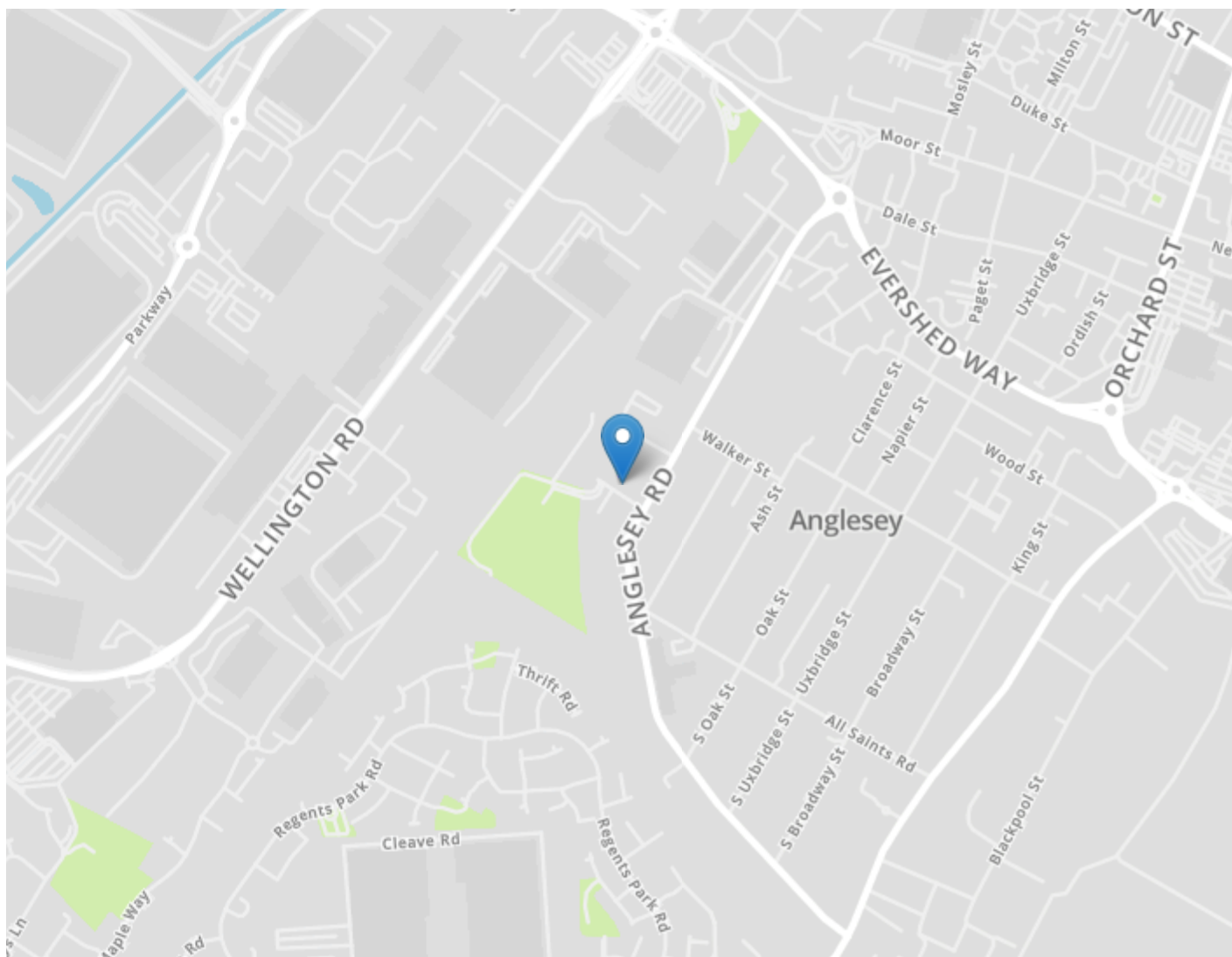
Ground Floor



For use by Grew Partnership only  
Plan produced using PlanUp







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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.