



Crew Partnership

Burton • Estate • Agents



**108 HARTSHORNE ROAD
WOODVILLE
SWADLINCOTE
DE11 7HY**

DETACHED FAMILY HOME WITH 3 BEDROOMS + REFITTED KITCHEN/DINING ROOM! Entrance Hall, Lounge, 18ft Refitted Kitchen/Dining Room and a Sun Room. Landing, 3 Bedrooms and a Large Bathroom. UPVC DG + GCH. Front and Rear Gardens. EXTENSIVE PLOT. Gravelled Driveway providing ample parking (Subject to the curb being dropped). Popular Village Location. NO UPWARD CHAIN!

£259,500 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

UPVC double glazed window to front aspect, radiator, laminate flooring, stairs leading to first floor landing, UPVC double door to front, doors to Lounge, Kitchen/Dining Room and an under-stairs storage cupboard.



Lounge

11' 7" x 10' 3" (3.53m x 3.12m) UPVC double glazed window to front aspect, double radiator.



Kitchen/Dining Room

18' 4" x 12' 0" Reducing to 7'1" (5.59m 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 mixer tap, plumbing for washing machine, space for fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, hardwood single glazed window to rear aspect, uPVC double glazed window skylight to side aspect, uPVC double glazed window to rear aspect, double radiator, laminate flooring, door to Sun Room.



Sun Room

15' 3" x 4' 9" (4.65m x 1.45m) UPVC double glazed window to rear aspect, radiator, uPVC double glazed door to garden, door to storage cupboard.



First Floor

Landing

UPVC double glazed window to side aspect, loft hatch, doors to all Bedrooms and Bathroom.



Master Bedroom

11' 10" x 10' 1" (3.61m x 3.07m) UPVC double glazed window to rear aspect, fireplace, double radiator.



Second Bedroom

10' 5" x 10' 1" (3.17m x 3.07m) UPVC double glazed window to front aspect, fireplace, double radiator.



Third Bedroom

7' 11" x 7' 0" (2.41m x 2.13m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear aspect, heated towel rail.



Outside

Front and Rear Gardens

Front garden mainly laid to lawn, with gravelled driveway for several cars (please note the curb would need to be dropped). A garden path leads to the front of the property with gated side access.

The rear garden is mainly laid to lawn, with a decked seating area and outside WC.



Additional Information

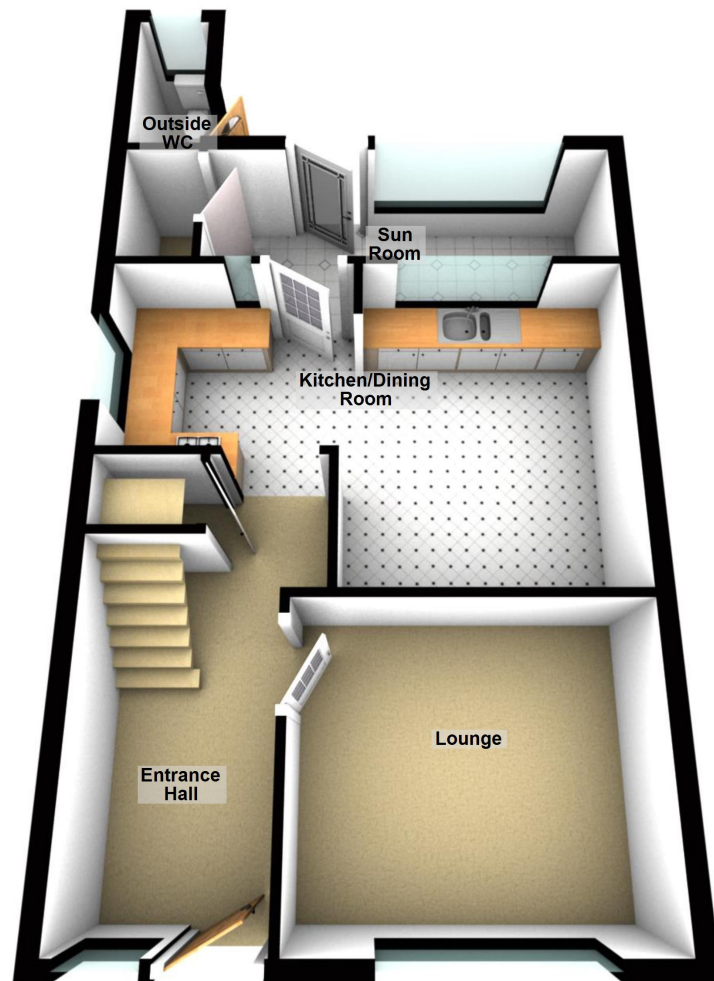
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

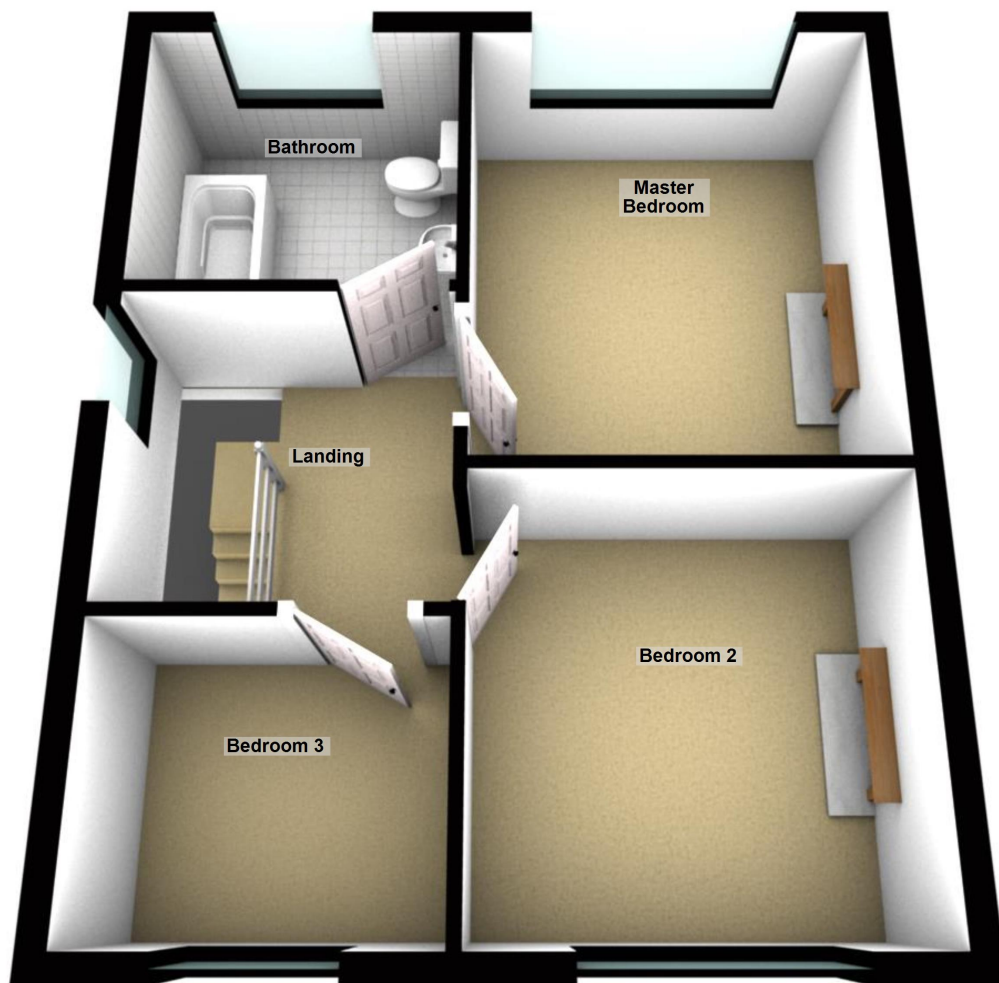
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC.

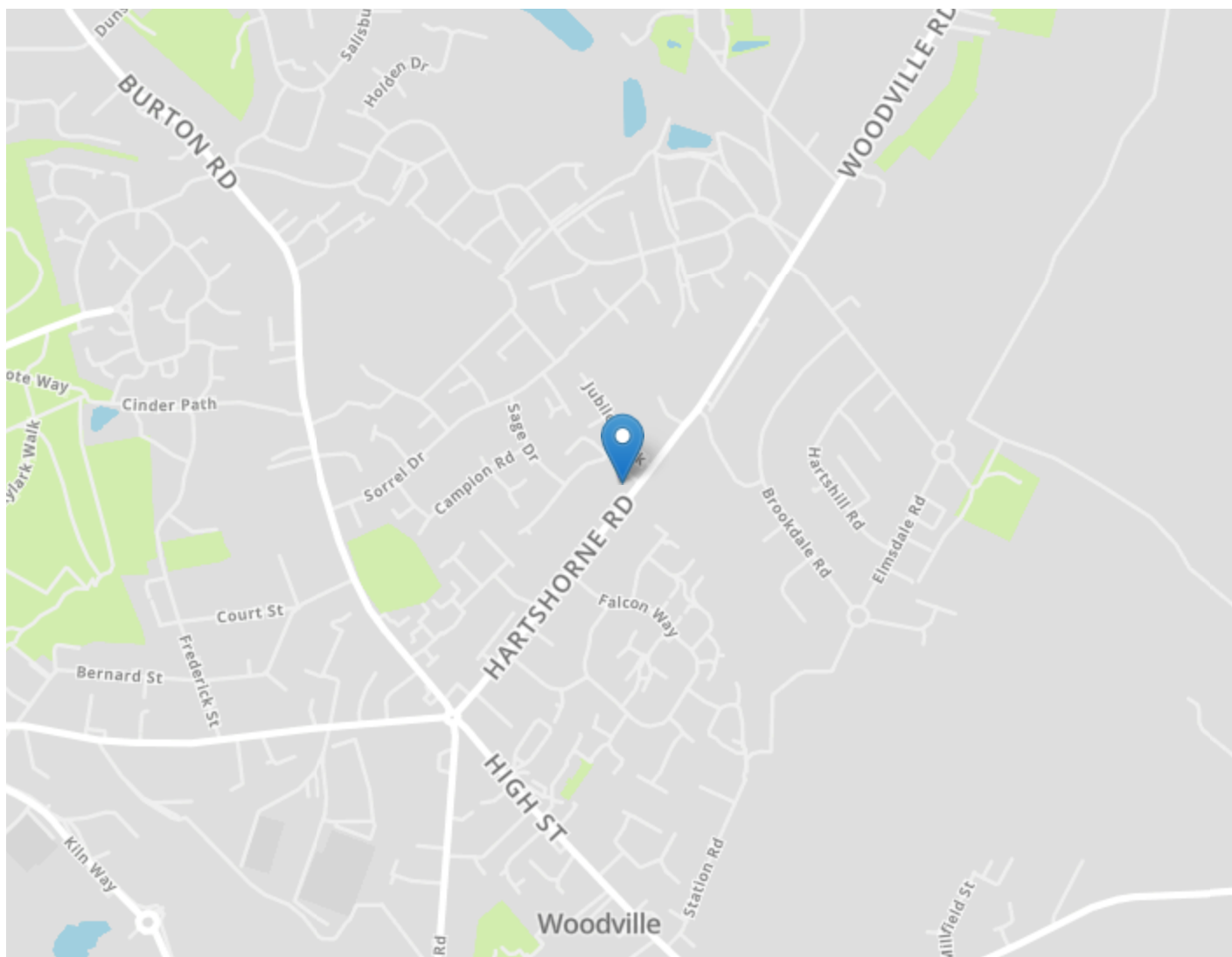
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor



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.