



Crew Partnership

Burton • Estate • Agents



17 BRANSTON ROAD BURTON-ON-TRENT DE14 3BS

TRADITIONAL TERRACED HOME WITH 2 DOUBLE BEDROOMS AND A 13FT FITTED KITCHEN! Lounge, Lobby, Dining Room, Fitted Kitchen. Landing, Master Bedroom to the rear leading to a Bathroom and a further Double Bedroom to the front. UPVC DG + GCH. Front and Rear Gardens. CLOSE TO TOWN LOCATION!

£135,000 FREEHOLD

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<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

11' 3" x 11' 0" (3.43m x 3.35m) UPVC double glazed window to front aspect, ornamental fireplace, double radiator, wooden flooring, uPVC double glazed opaque door to front, door to Inner Hallway.



Inner Hallway

Stairway to first floor landing, open plan to Dining Room.

Dining Room

11' 4" x 11' 0" (3.45m x 3.35m) UPVC double glazed window to rear aspect, single radiator, laminate flooring, open plan to Fitted Kitchen, open plan to storage cupboard



Fitted Kitchen

13' 5" x 5' 1" (4.09m x 1.55m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated slimline dishwasher, space for fridge/freezer, fitted electric double oven, built-in four ring ceramic hob with pull out extractor hood over, two uPVC double glazed windows to side aspect, electric heater, laminate flooring.



First Floor

Landing

Doors to both Bedrooms.

Master Bedroom

11' 3" x 11' 4" (3.43m x 3.45m) UPVC double glazed window to rear aspect, radiator, sliding door to Bathroom.



Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under, double shower enclosure with fitted power shower and glass screen and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect, wooden flooring, loft hatch.



Second Bedroom

11' 4" x 11' 0" (3.45m x 3.35m) UPVC double glazed window to front aspect, radiator with concealed gas combination boiler serving heating system and domestic hot water, laminate flooring, loft hatch.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, gated side access, brick wall frontage. Sun patio seating area.



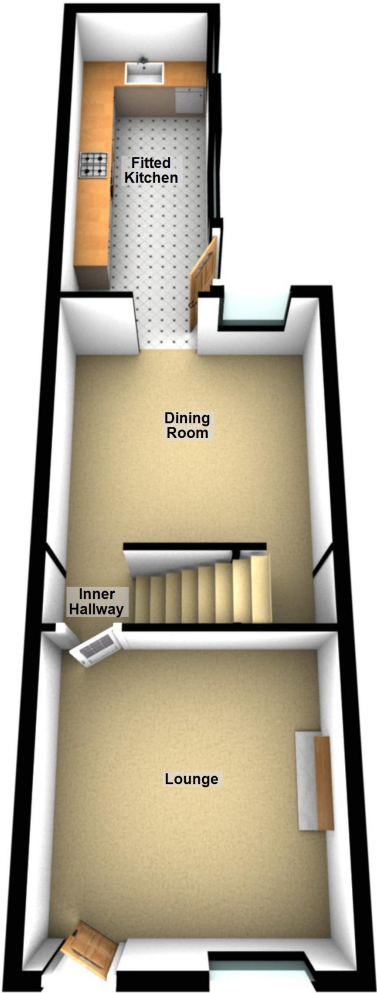
Additional Information

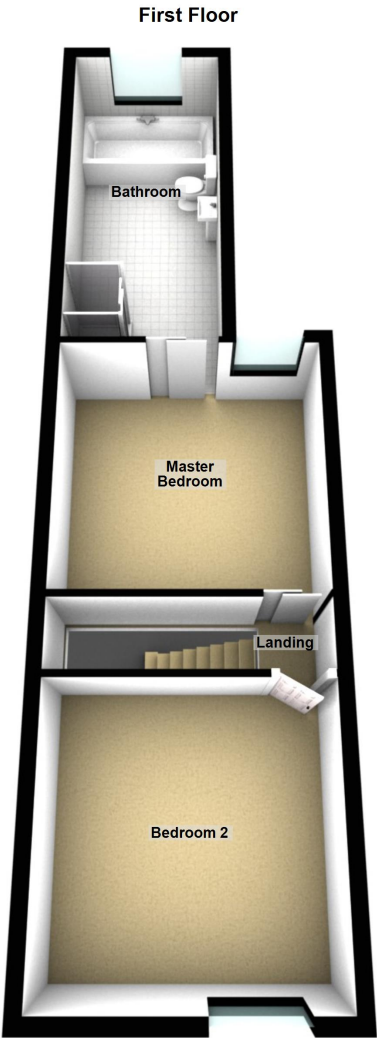
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

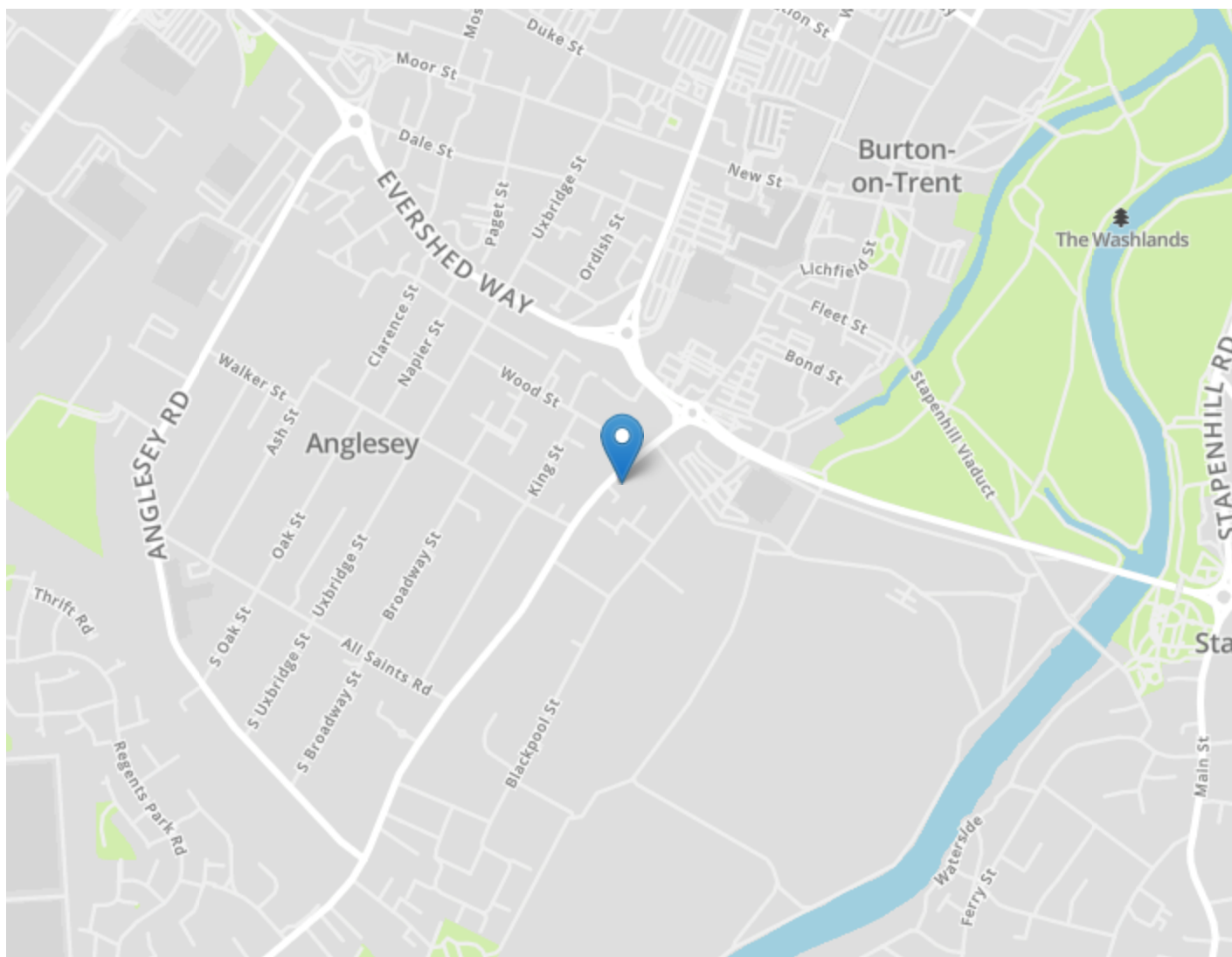
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Ground Floor







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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.