



Crew Partnership

Burton • Estate • Agents



**54 LEAMINGTON ROAD
BRANSTON
BURTON-ON-TRENT
DE14 3HX**

FULLY REFURBISHED, DETACHED DORMER BUNGALOW IN HEART OF THE VILLAGE! Entrance Hall, Lounge, REFITTED KITCHEN open plan to Dining Room, Utility Area, Second Bathroom and a REFITTED BATHROOM. Landing, Master Bedroom + REFITTED EN-SUITE SHOWER ROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway to Garage. Cul-de-sac Location. NO UPWARD CHAIN

£259,950 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

Radiator, laminate flooring, stairs to first floor landing, double glazed door to side, doors to Lounge, Second Bedroom and Bathroom.



Lounge

20' 9" x 11' 0" (6.32m x 3.35m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, two radiators, laminate flooring, double door to Fitted Kitchen.



Fitted Kitchen

14' 1" x 9' 0" (4.29m x 2.74m) Refitted with a matching range of base and eye level cupboards with worktops, stainless steel sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, radiator, ceramic tiled flooring, uPVC double glazed opaque door to garden, open plan to Dining Room, door to Utility Area and Garage.



Dining Room

11' 8" x 7' 8" (3.56m x 2.34m) UPVC double glazed window to rear aspect, radiator, ceramic tiled flooring, door to under-stairs storage cupboard.



Utility Area

Plumbing for automatic washing machine, ceramic tiled flooring.



Second Bedroom

10' 3" x 8' 9" (3.12m x 2.67m) UPVC double glazed window to front aspect, radiator.



Bathroom

Refitted with three piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to side aspect, ceramic tiled flooring.



First Floor

Landing

UPVC double glazed window to rear aspect, door to Master Bedroom.

Master Bedroom

14' 9" x 10' 2" (4.50m x 3.10m) UPVC double glazed window to side aspect, door to En-Suite Shower Room.



En-Suite Shower Room

Refitted with three piece suite comprising tiled double shower enclosure with fitted power shower and glass screen, wash hand basin in vanity unit with cupboards, drawers and tiled surround and low-level WC, uPVC double glazed window to side aspect, radiator, ceramic tiled flooring.



Outside

Front and Rear Gardens

Corner plot established front, side and rear gardens with a variety of trees, driveway to the side car parking space for five cars, outside cold water tap. Sun patio timber and decking. Additional garden behind the fence backing on to the other side of Leamington Road.

GARAGE. UPVC double glazed window to rear aspect, double doors to front.

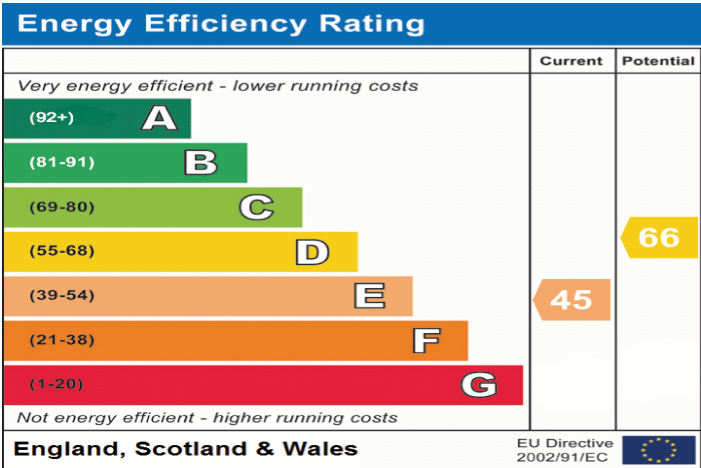


Additional Information

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

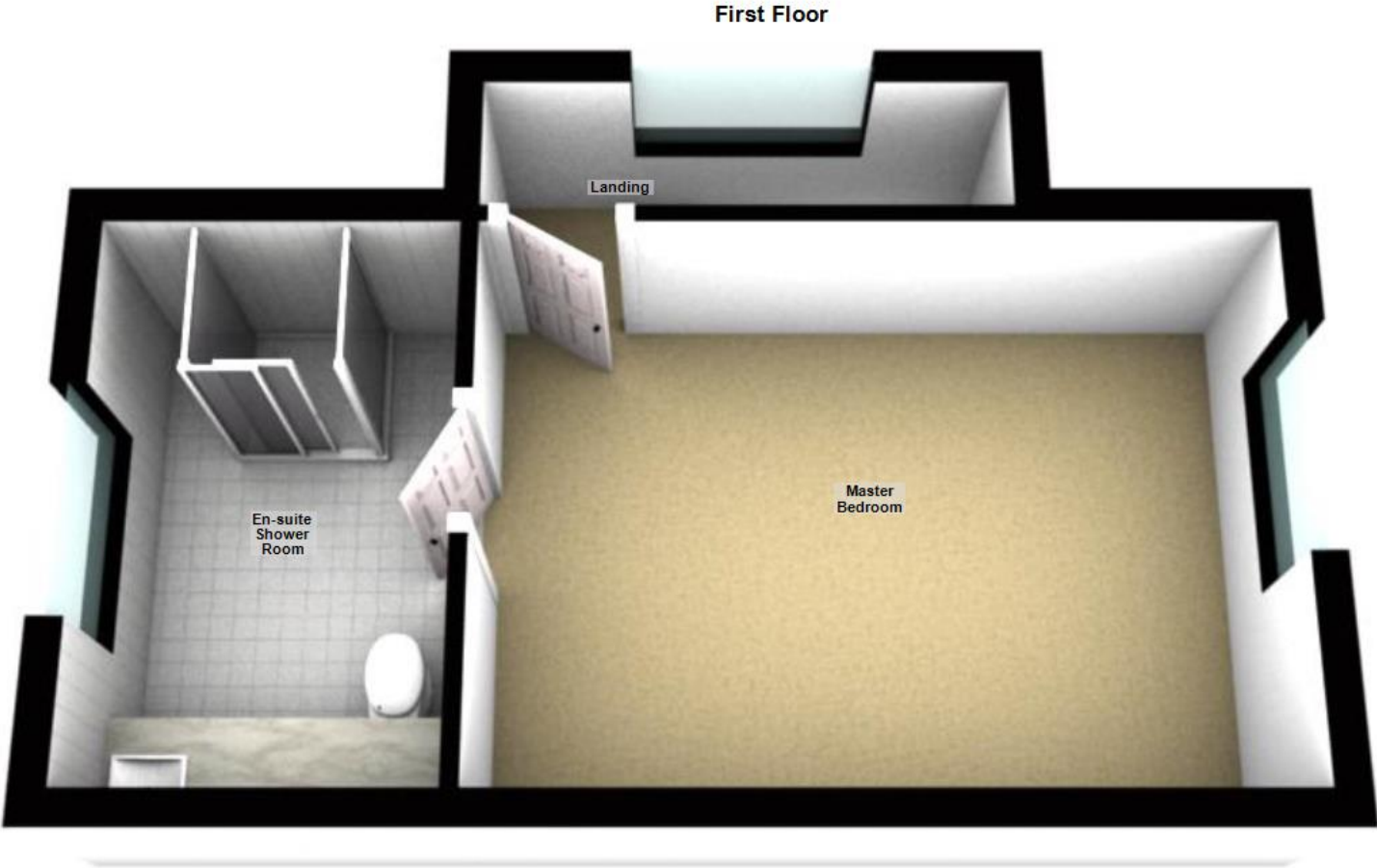
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

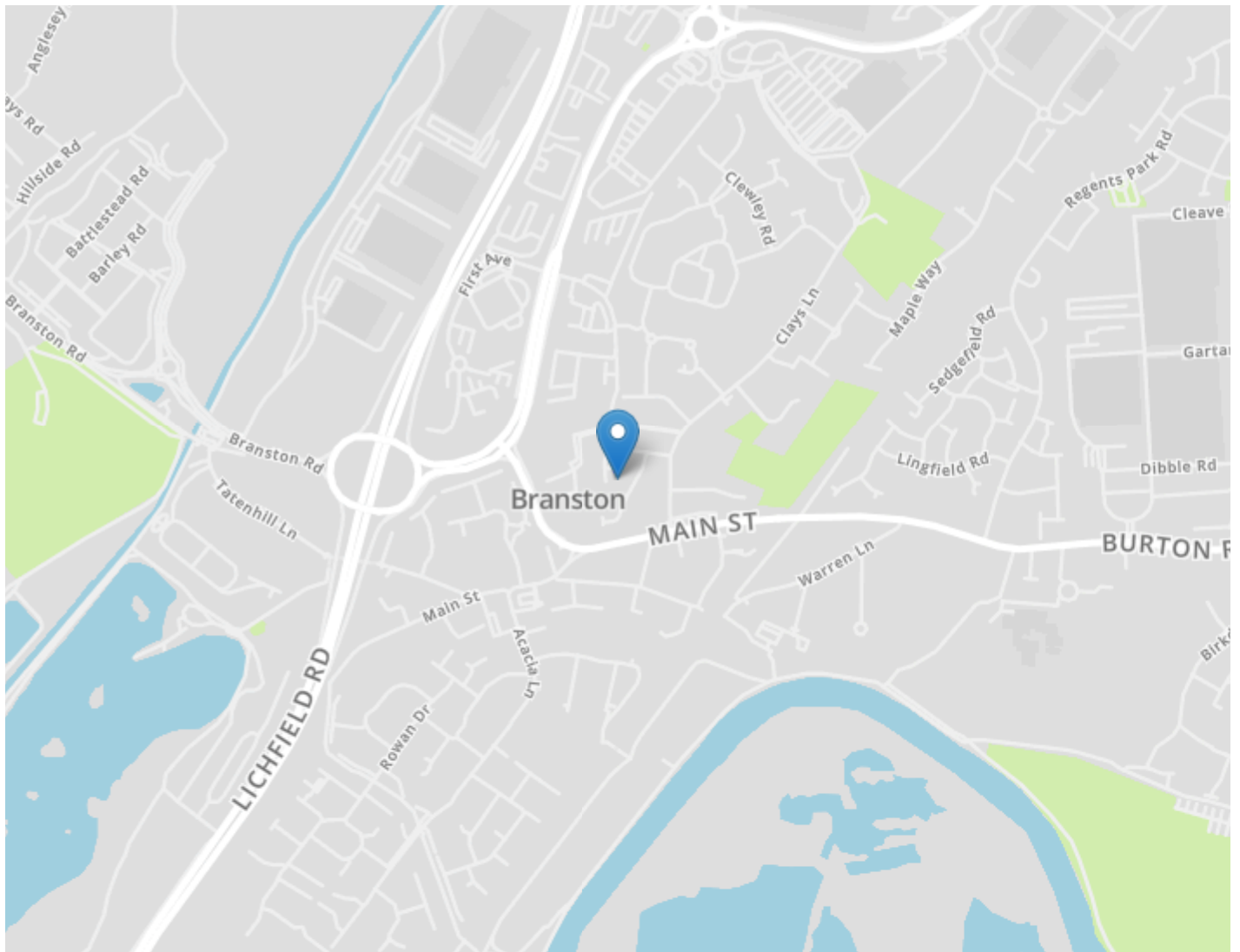
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C





For use by Crew 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.