



Crew Partnership

Burton · Estate · Agents



**15 KINGS ROAD
SWADLINCOTE
DE11 0EJ**

BEAUTIFULLY PRESENTED SEMI DETACHED HOME WITH 3 BEDROOMS!
Entrance Hall, Fitted Kitchen and Lounge. Landing, 3 Bedrooms and a Bathroom.
UPVC DG + GCH. Front and Rear Gardens. Driveway to the front providing off
street parking with double gates to the side also. Cul-de-sac Location. CALL NOW
TO AVOID DISAPPOINTMENT

£195,000 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

Entrance Hall

Two uPVC frosted double glazed windows to front aspect, UPVC double glazed frosted door to front, radiator, laminate flooring, stairs leading to first floor landing, doors to Fitted Kitchen, Lounge and an under-stairs storage cupboard.



Fitted Kitchen

10' 4" x 8' 9" (3.15m x 2.67m) Fitted with a matching range of base and eye level units with worktop space over refitted, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood, uPVC double glazed window to front aspect, double radiator, vinyl flooring, uPVC double glazed door to side.



Lounge

14' 11" x 12' 2" (4.55m x 3.71m) UPVC double glazed windows to rear aspect, radiator, laminate flooring, uPVC double glazed patio doors to rear garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard.



Master Bedroom

14' 11" x 8' 8" (4.55m x 2.64m) Two uPVC double glazed windows to rear aspect, radiator.



Second Bedroom

10' 6" x 7' 5" (3.20m x 2.26m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

7' 2" x 7' 0" (2.18m x 2.13m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite with 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 side aspect, heated towel rail, vinyl flooring.



Outside

Front and Rear Gardens

Front garden mainly laid to lawn with a paved driveway providing off street parking for a couple of cars and with double gates providing rear access.

Rear garden is mainly laid to lawn with a paved seating area and hardstanding for a garden shed.



Additional Information

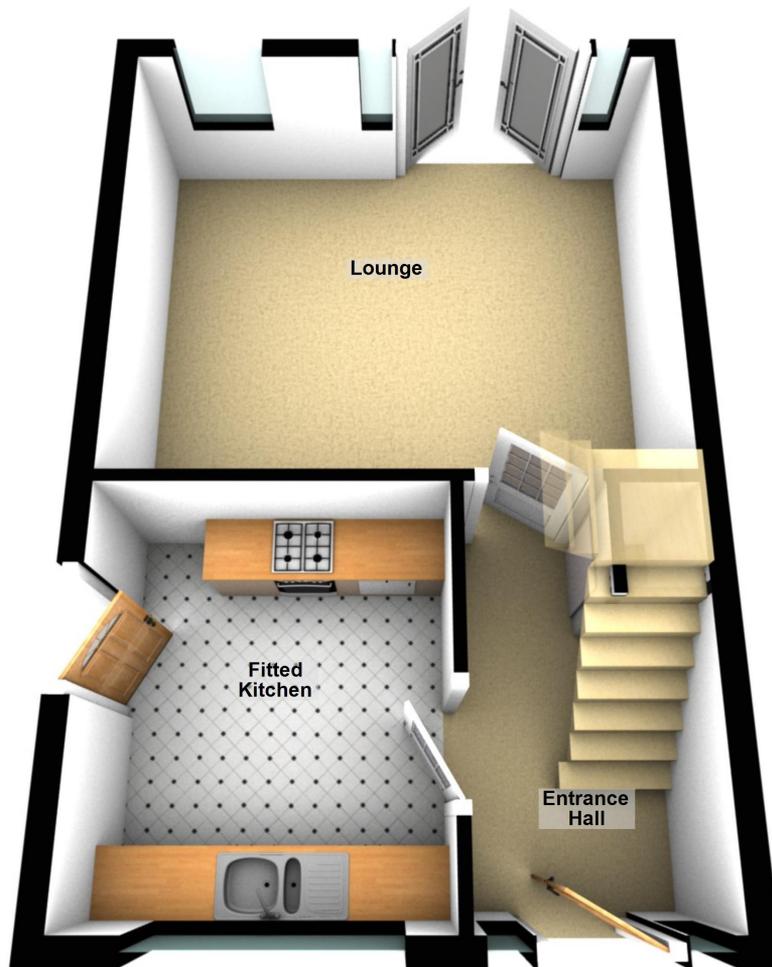
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

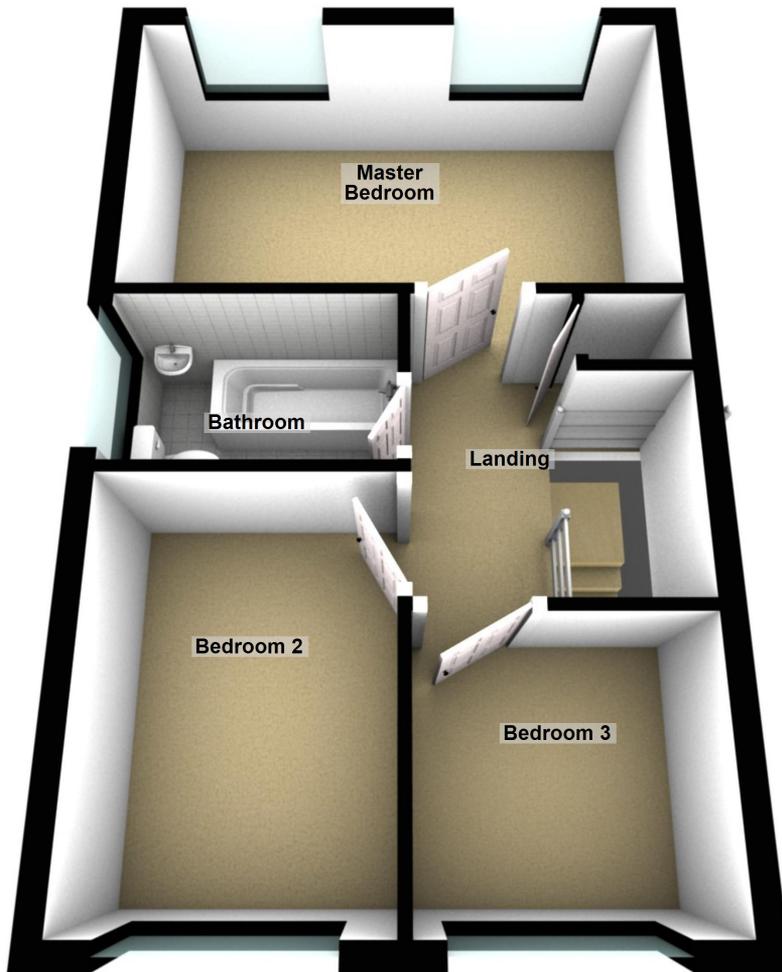
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

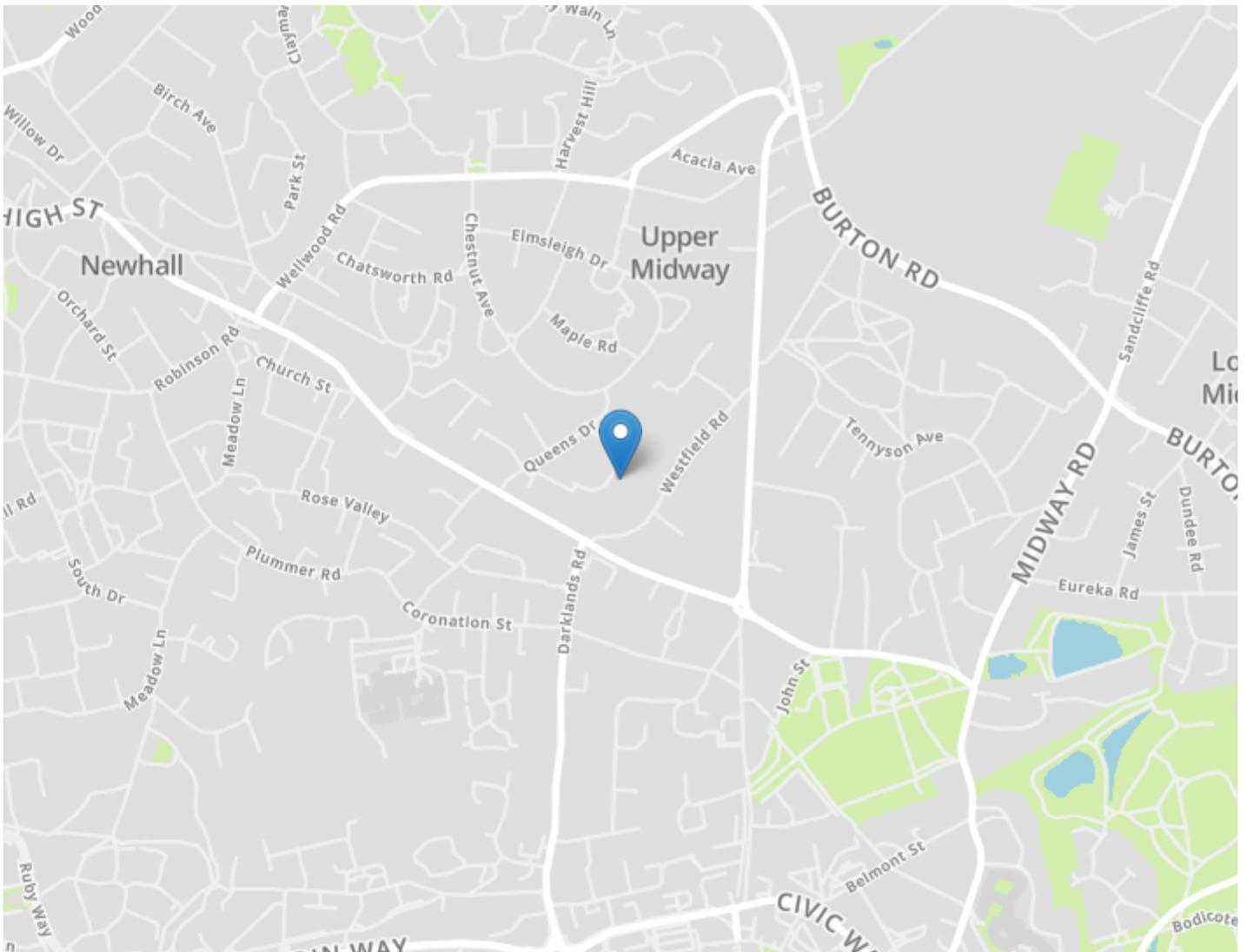
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



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.