



Crew Partnership

Burton · Estate · Agents



**65C BERRY HEDGE LANE
WINSHILL
BURTON-ON-TRENT
DE15 0DP**

3 BED SEMI TUCKED AWAY IN A QUIET LITTLE SPOT! Entrance Hall, Lounge, 18FT KITCHEN/DINING ROOM. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Parking for 2 cars (1 to the front, the other to the rear). VIEWING RECOMMENDED

£195,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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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

Entrance Hall

UPVC double glazed opaque door to front, door to Lounge.



Lounge

15' 8" x 15' 0" (4.78m x 4.57m) UPVC double glazed window to front aspect, radiator, stairway to galleried first floor landing, door to Kitchen/Dining Room.



Kitchen/Dining Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, radiator, uPVC double glazed door to garden.



First Floor

Landing

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



Master Bedroom

13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

12' 1" x 10' 6" (3.68m x 3.20m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

9' 0" x 7' 1" (2.74m x 2.16m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and glass screen, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, extractor fan, shaver point, uPVC opaque double window to rear aspect, double radiator.



Outside

Front and Rear Gardens

Established front and rear gardens, mainly laid to lawn. Overlooking open fields, gravelled drive to the front providing space for one, an additional parking space located to the rear.



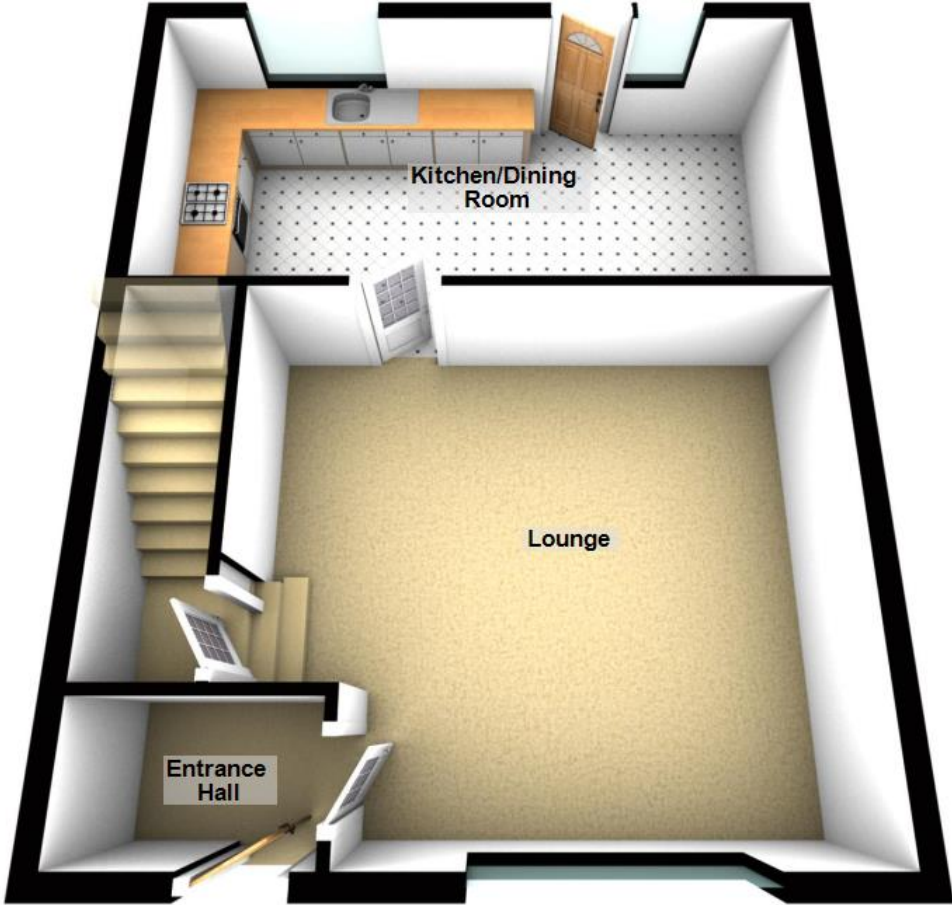
Additional Information

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.

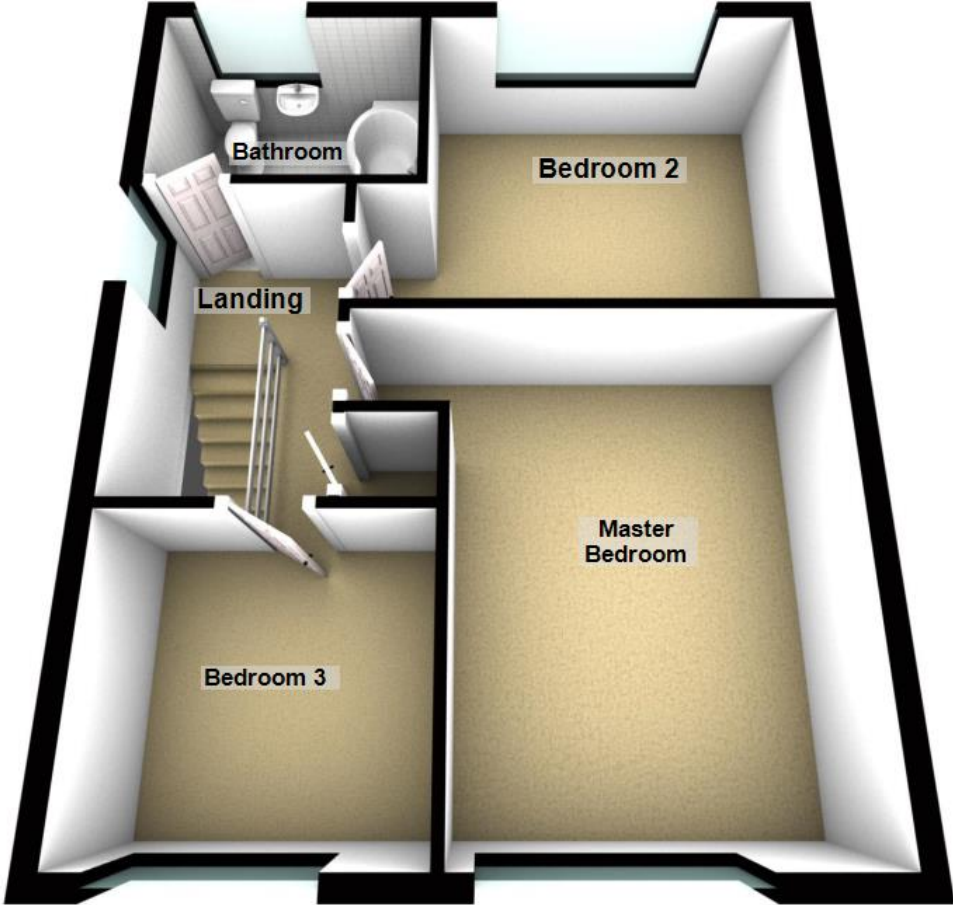
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

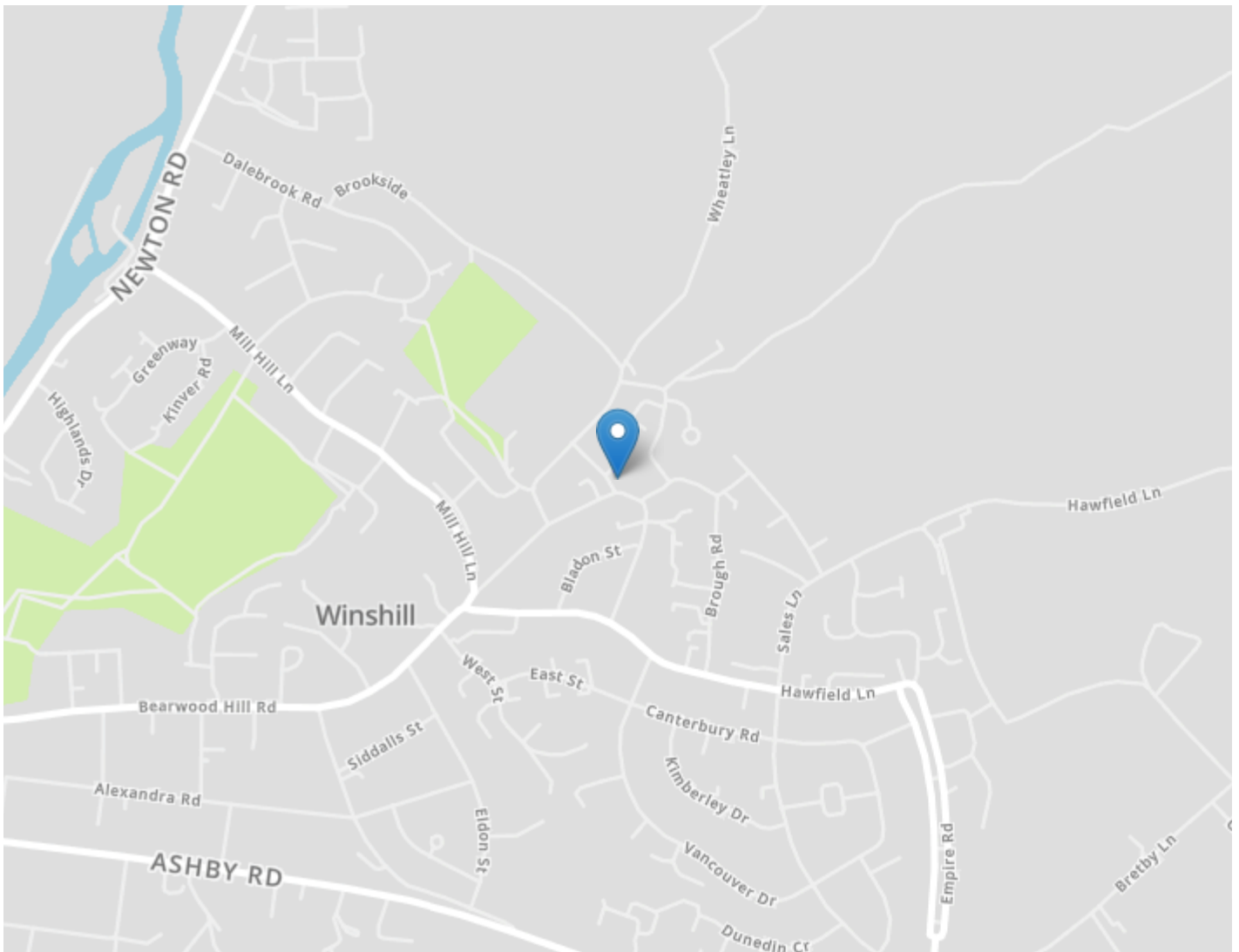
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

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.