



Crew Partnership

Burton · Estate · Agents



**31 COTTESMORE CLOSE
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9BS**

1 BED TOWNHOUSE WITH PARKING AND NO UPWARD CHAIN. Outside storage cupboard. Entrance Hall, Bathroom, 17FT OPEN PLAN KITCHEN/LOUNGE. Mezzanine Bedroom. UPVC DG. Enclosed Rear Garden. Driveway to the front. Ideal first time buy or buy to let opportunity (Currently achieving 6% + yield). EVER POPULAR BRIZLINCOTE VALLEY ESTATE!

£999,999 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

Laminate flooring, doors to Kitchen, Bathroom and a storage cupboard.

Bathroom

Fitted with a matching three piece suite comprising of a panelled bath, pedestal wash hand basin and a low-level WC, fully tiled and laminate flooring. UPVC Double glazed window to front aspect.



Kitchen

10' 10" x 7' 0" (3.30m x 2.13m) Fitted with a matching range of base and eye level units with worktop space over, space for a freestanding electric oven with extractor fan, plumbing for washing machine, laminate flooring, open plan to Lounge.



Lounge

10' 10" x 10' 0" (3.30m x 3.05m) UPVC double glazed sliding door to rear garden, laminate flooring, live fuel effect gas fireplace, stairs leading to first floor Bedroom.



First Floor

Bedroom

10' 10" x 9' 0" (3.30m x 2.74m) Mezzanine bedroom with a UPVC double glazed window to front aspect and access to eaves.



Outside

Front and Rear Gardens

Front garden mainly laid to driveway providing off street parking for several cars. Path leading to front door and an outside storage cupboard.

Enclosed rear garden mainly laid to gravel and having a block paved seating area.



Additional Information

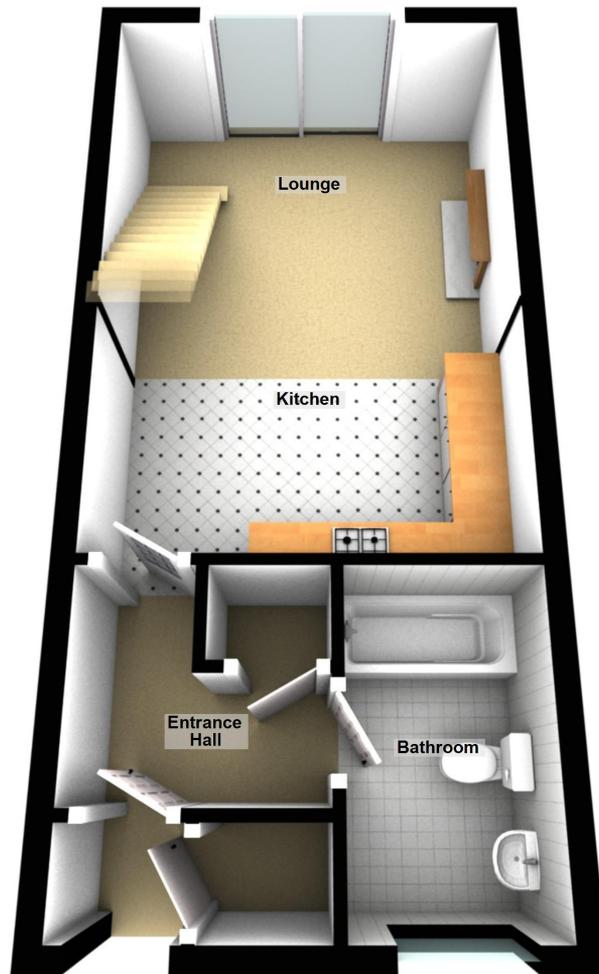
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

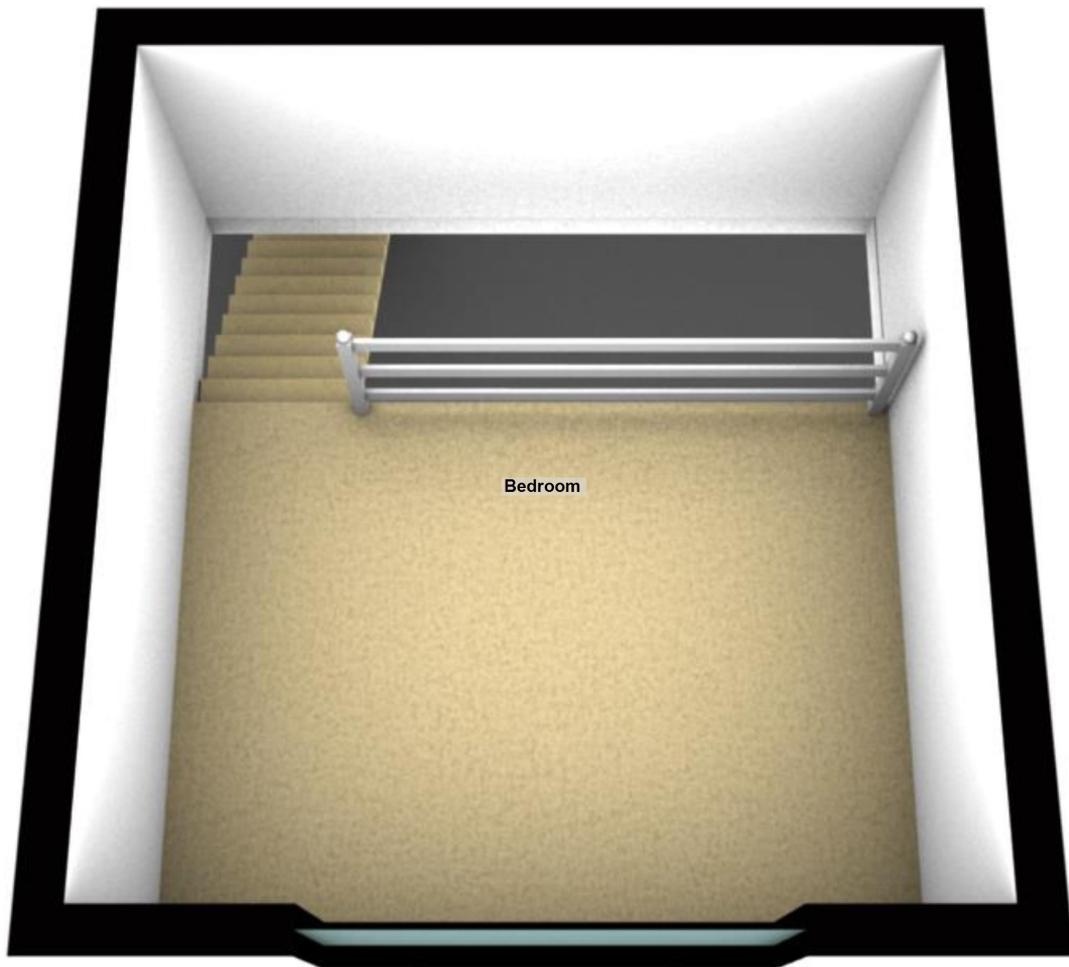
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

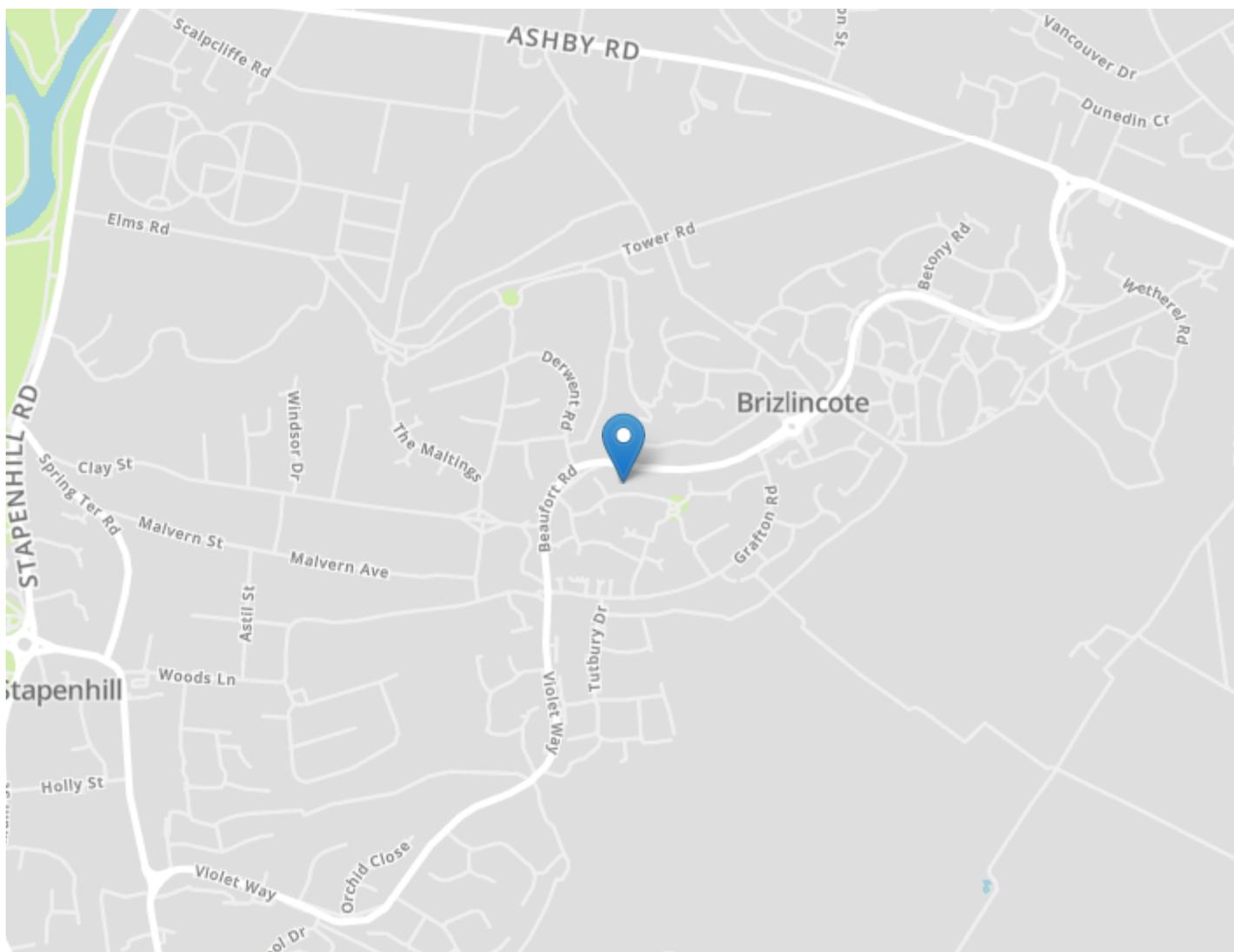
Ground Floor



First Floor



Bedroom



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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.