



Crew Partnership

Burton • Estate • Agents



**9 GATCOMBE CLOSE
STRETTON
DE13 0EP**

2 BEDROOMS, 2 RECEPTION ROOMS WITH CONSERVATORY AND NO UPWARD CHAIN! Entrance Hall, Kitchen, 19FT LOUNGE open plan to Dining Room, Inner Hallway, TWO DOUBLE BEDROOMS, Shower Room and a Conservatory. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway to Garage. QUIET CUL-DE-SAC LOCATION

£269,950 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 opaque double glazed window to front aspect, radiator, uPVC double glazed opaque door to front, sliding door to storage cupboard, doors to Kitchen and Lounge.



Kitchen

8' 6" x 8' 6" (2.59m x 2.59m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level electric double oven, built-in four ring ceramic hob, pull out extractor hood, uPVC double glazed window to side aspect, double radiator with wall mounted gas radiator heating boiler, ceramic tiled flooring, uPVC double glazed opaque door to side.



Lounge

19' 0" x 11' 8" (5.79m x 3.56m) UPVC double glazed bow window to front aspect, coal effect gas fire set in feature surround, radiator, double radiator, coving to ceiling, open plan archway to Dining Room/Third Bedroom, door to Inner Hallway.



Dining Room/Third Bedroom

15' 2" x 8' 8" (4.62m x 2.64m) UPVC double glazed window to rear aspect, uPVC double glazed bow window to front aspect, double radiator, coving to ceiling.



Inner Hallway

Loft hatch, doors to two Bedrooms, Shower Room and a storage cupboard.

Master Bedroom

11' 0" x 10' 5" (3.35m x 3.17m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes, radiator.



Second Bedroom

10' 3" x 9' 3" (3.12m x 2.82m) Fitted bedroom suite with a range of wardrobes with overhead storage, radiator, double glazed patio door to Conservatory.



Conservatory

9' 3" x 8' 7" (2.82m x 2.62m) Half brick construction with uPVC double glazed windows and polycarbonate roof, ceramic tiled flooring, uPVC double glazed door to garden.



Shower Room

Fitted with three piece suite comprising wash hand basin in vanity unit with cupboard under and tiled surround and tiled shower enclosure with fitted electric shower and folding screen, extractor fan, uPVC opaque double glazed window to side aspect, radiator.



Outside

Front, Side and Rear Gardens

Established front, side and rear gardens with a variety of shrubs and trees, driveway to the front leading to garage and car parking space for three cars, mainly laid to lawn.

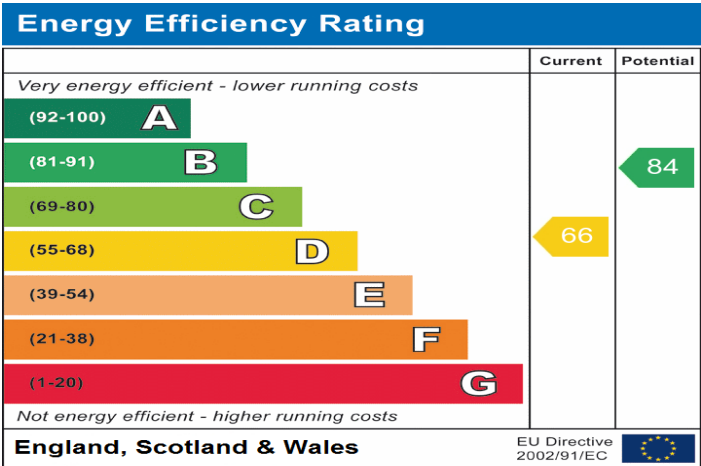


Additional Information

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.

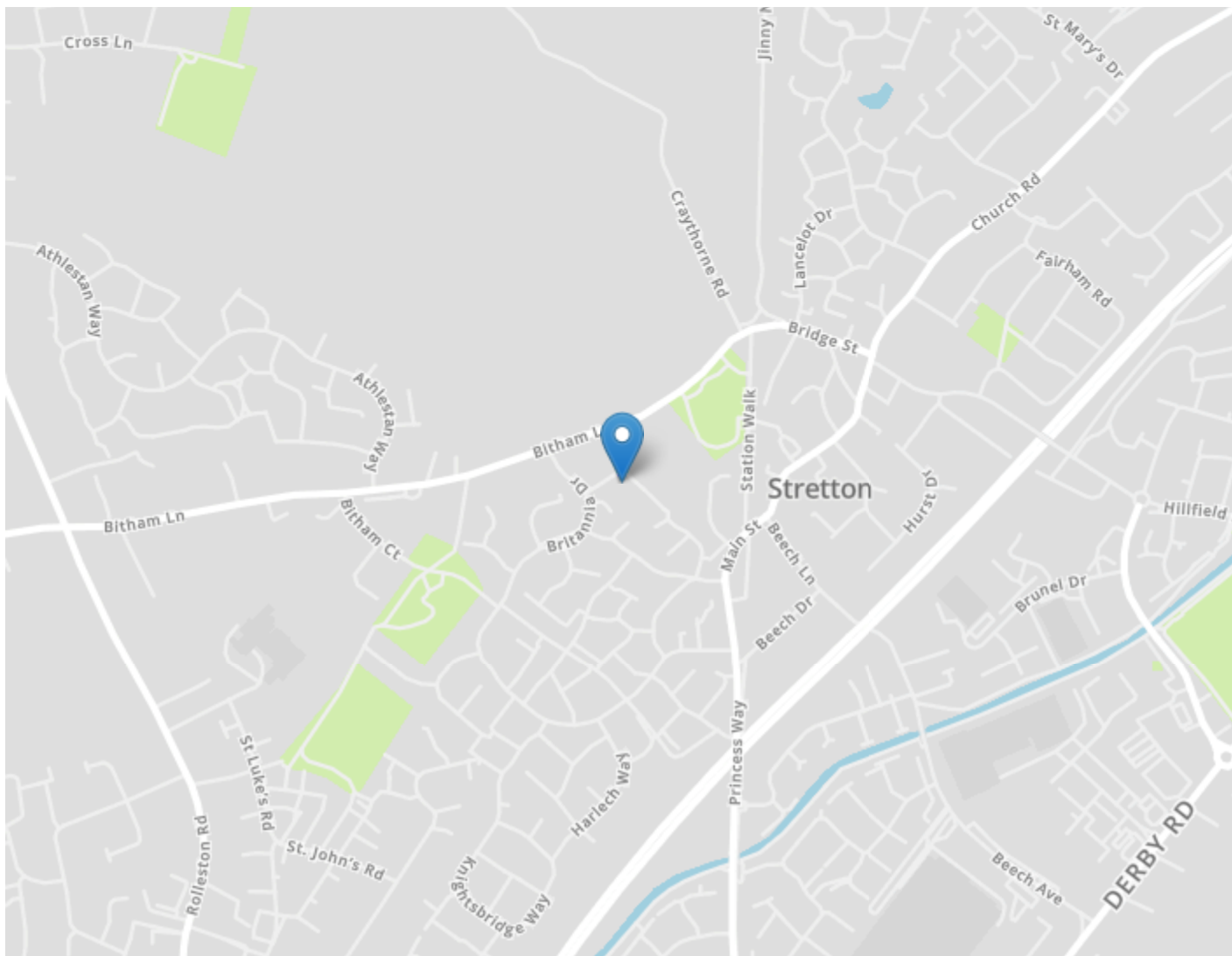
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



Ground Floor



For use by Crawl 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.