



# Crew Partnership

Burton · Estate · Agents



**133 TUTBURY ROAD  
BURTON-ON-TRENT  
DE13 0NU**

DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, A GARAGE AND A CONSERVATORY! Entrance Hall, Fitted Kitchen, Dining Room, Lounge, Inner Hallway, 2 Double Bedrooms, Shower Room and a Conservatory. Front and Rear Gardens. Extensive Driveway leading to Garage. Close to amenities, and bus routes. NO UPWARD CHAIN!

**£275,000 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**

UPVC double glazed door to side, open plan to a Kitted Kitchen and Dining Room, door to Lounge.



### Fitted Kitchen

8' 4" x 9' 2" (2.54m x 2.79m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric halogen hob with pull out extractor hood over, uPVC double glazed window to front aspect.



### Dining Room

7' 4" x 7' 0" (2.24m x 2.13m) UPVC double glazed window to side aspect, double radiator, door to Inner Hallway.



### Lounge

18' 0" x 12' 6" Max (5.49m x 3.81m) UPVC double glazed bay window to front aspect, fireplace, double radiator, door to Inner Hallway.



### Inner Hallway

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

### Master Bedroom

16' 0" x 9' 8" (4.88m x 2.95m) UPVC double glazed window to rear aspect, a range of fitted wardrobes and overhead storage, radiator.



### Second Bedroom

10' 0" x 9' 2" (3.05m x 2.79m) UPVC double glazed window to the rear aspect, uPVC double glazed door to garden, a range of fitted wardrobes and overhead storage, radiator.



### Shower Room

Fitted with three piece suite with comprising, double shower enclosure, vanity wash hand basin with mixer tap and shaver point and light and low-level WC tiled surround, uPVC frosted double glazed window to side aspect, radiator, vinyl flooring.



### Conservatory

9' 4" x 6' 2" (2.84m x 1.88m) Two uPVC double glazed windows to side aspect, uPVC double glazed window to rear aspect, lighting and power.



## Outside

### Front and Rear Gardens

Set back of the road the front garden is mainly laid to gravel. A tarmacked driveway to the side, provides parking for several cars and leads to a Garage.

The low maintenance rear garden is entirely laid to block paving with a variety of potted plants. A side door allows access to the Garage. A further door allows access to the Conservatory.



### Additional Information

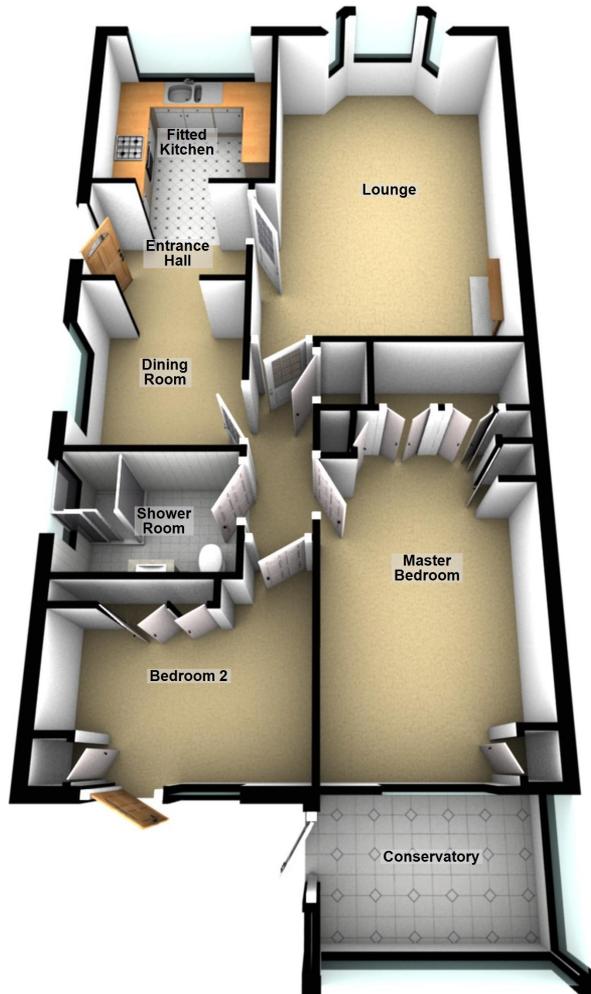
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

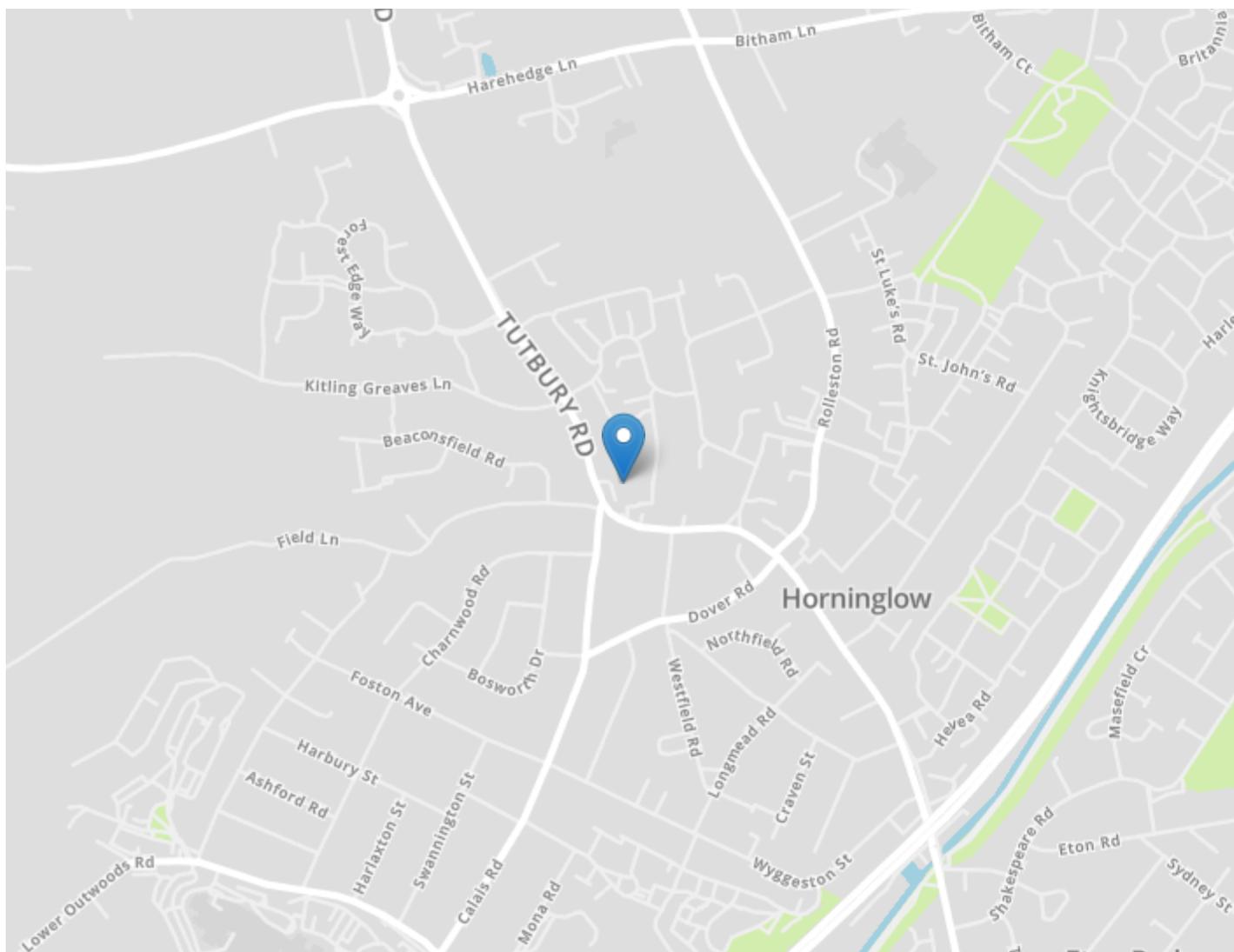
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ground 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.