



Crew Partnership

Burton · Estate · Agents



**112 GOODMAN STREET
BURTON-ON-TRENT
BURTON-ON-TRENT
DE14 2RF**

SEMI DETACHED HOME WITH DRIVEWAY AND A DETACHED CONSERVATORY! Entrance Hall, Lounge, Kitchen/Dining Room. Landing, 2 DOUBLE BEDROOMS, Bathroom and a separate WC. UPVC DG. Front and Rear Gardens with a detached Conservatory. Driveway to the side. NO UPWARD CHAIN

OFFERS INVITED! £166,500 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

Stairway to galleried first floor landing, uPVC double glazed opaque door to side, doors to Lounge and Kitchen/Dining Room.



Lounge

14' 0" x 9' 0" (4.27m x 2.74m) UPVC double glazed bay window to front aspect, gas fire, picture rail.



Kitchen/Dining Room

14' 0" x 13' 0" (4.27m x 3.96m) Base units with worktop space over, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, picture rail, uPVC double glazed french double doors to garden.



First Floor

Landing

Loft hatch, doors to both Bedrooms, Bathroom and WC.

Master Bedroom

14' 0" x 9' 0" (4.27m x 2.74m) UPVC double glazed bay window to front aspect, gas heater, picture rail.



Second Bedroom

9' 2" x 9' 0" (2.79m x 2.74m) UPVC double glazed window to rear aspect.



Bathroom

Fitted with two piece suite comprising panelled bath with electric shower over and pedestal wash hand basin, tiled surround, uPVC opaque double glazed window to rear aspect.



WC

UPVC opaque double glazed window to side, low-level WC.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway to the front, car parking space for two cars, brick wall frontage, wrought iron front gates. Sun patio seating area, outside cold water tap. DETACHED CONSERVATORY.

Conservatory.

Brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, ceramic tiled flooring, uPVC double glazed french double doors to garden.

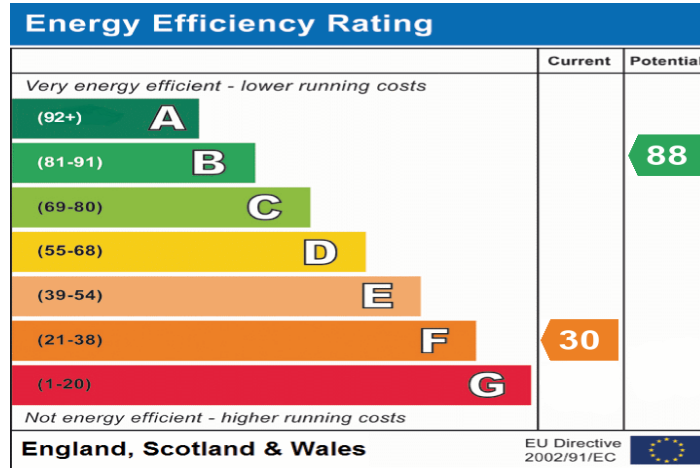


Additional Information

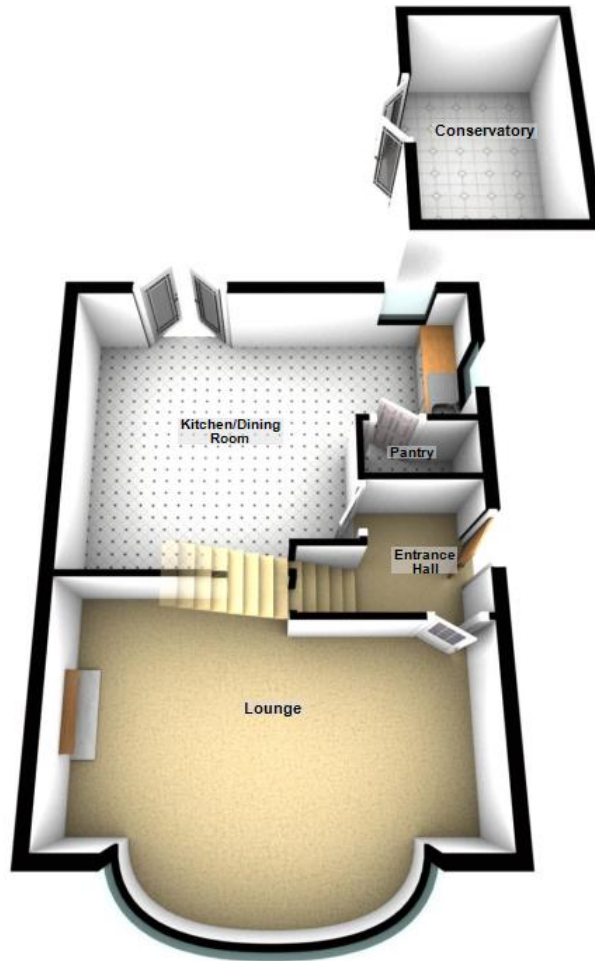
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 A

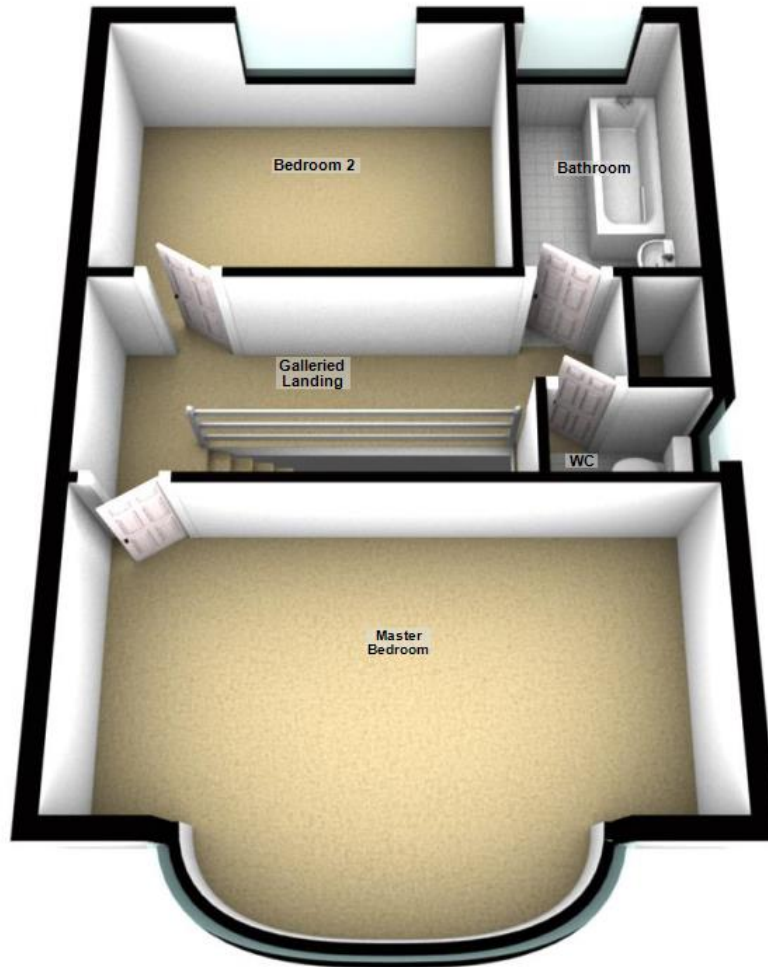


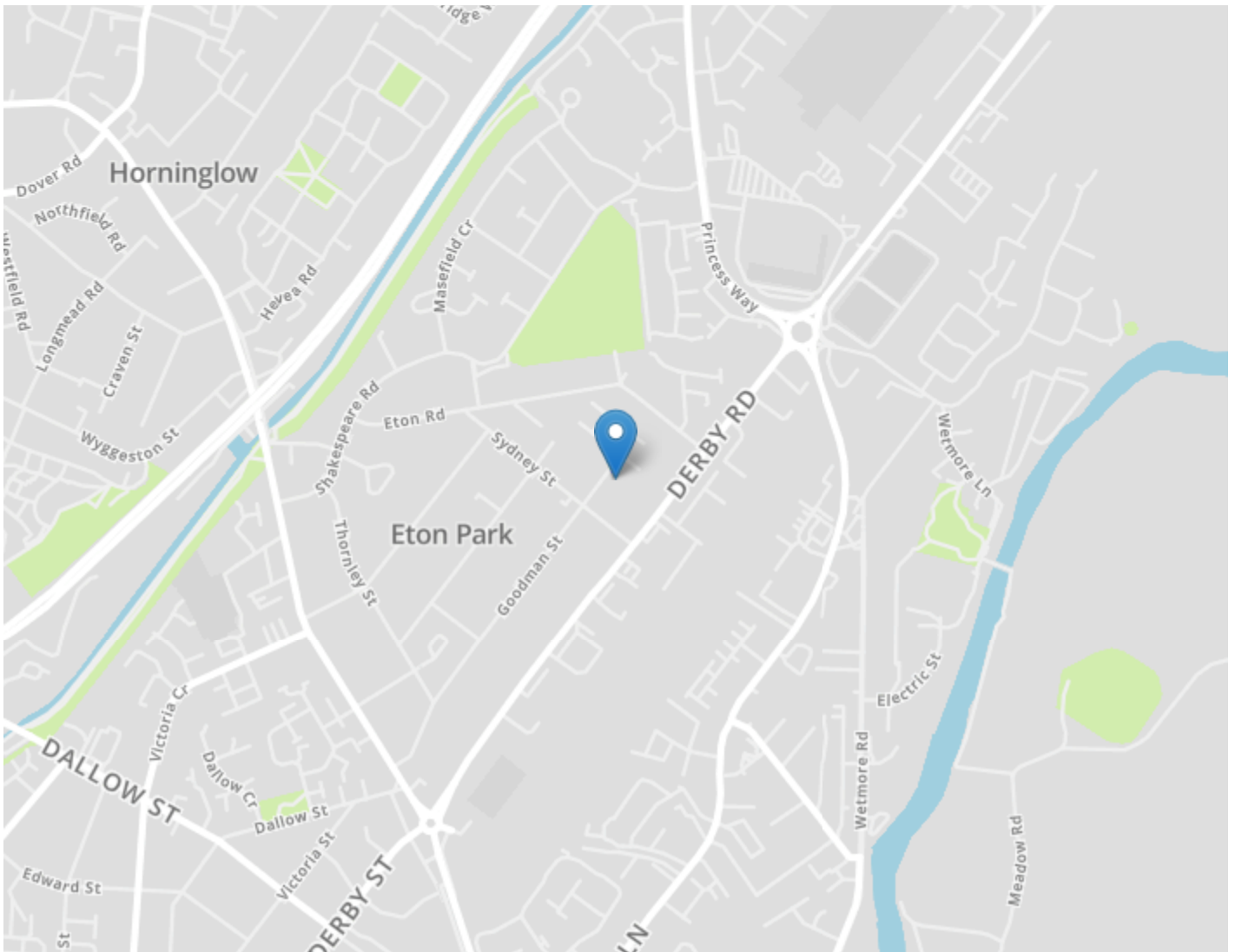
Ground Floor



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.