



# Crew Partnership

Burton • Estate • Agents



**9 JACOBAN COURT  
WINSHILL  
BURTON-ON-TRENT  
DE15 0HG**

DETACHED BUNGALOW WITH A CONSERVATORY AND IN A QUIET CUL-DE-SAC LOCATION! Entrance Hall, REFITTED KITCHEN, Lounge/Diner, Conservatory, 2 Bedrooms and Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Car Port and Garage. VIEWING RECOMMENDED

**£240,000 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**

Radiator, coving to ceiling, door to Fitted Kitchen, Lounge/Diner, both Bedrooms and Shower Room.





### Fitted Kitchen

9' 1" x 8' 6" (2.77m x 2.59m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to front aspect with wall mounted concealed gas combination boiler serving heating system and domestic hot water.



### Lounge/Diner

17' 1" x 10' 9" (5.21m x 3.28m) UPVC double glazed window to rear aspect, radiator, coving to ceiling, uPVC double glazed patio door to rear, door to Conservatory.





### Conservatory

9' 0" x 7' 0" (2.74m x 2.13m) Half brick construction with uPVC double glazed windows, laminate flooring, uPVC double glazed door to garden, uPVC double glazed door to side.



### Master Bedroom

11' 4" x 11' 1" (3.45m x 3.38m) UPVC double glazed window to rear aspect, radiator, loft hatch.



### Second Bedroom

10' 6" x 8' 0" (3.20m x 2.44m) UPVC double glazed bay window to front aspect, radiator.





### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan tiled surround, uPVC opaque double glazed window to front aspect, ceramic tiled flooring.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, driveway to the front leading to carport and garage and car parking space for four cars, mainly laid to lawn, retaining brick wall. Sun patio seating area.

### Double Carport

Remote-controlled electric roller door to Garage.

### Garage

Detached garage with power and light connected, roof storage area, cold water tap.



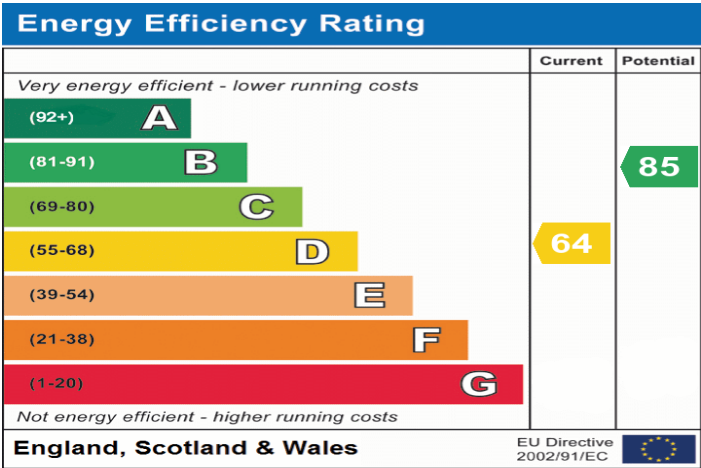


Additional Information

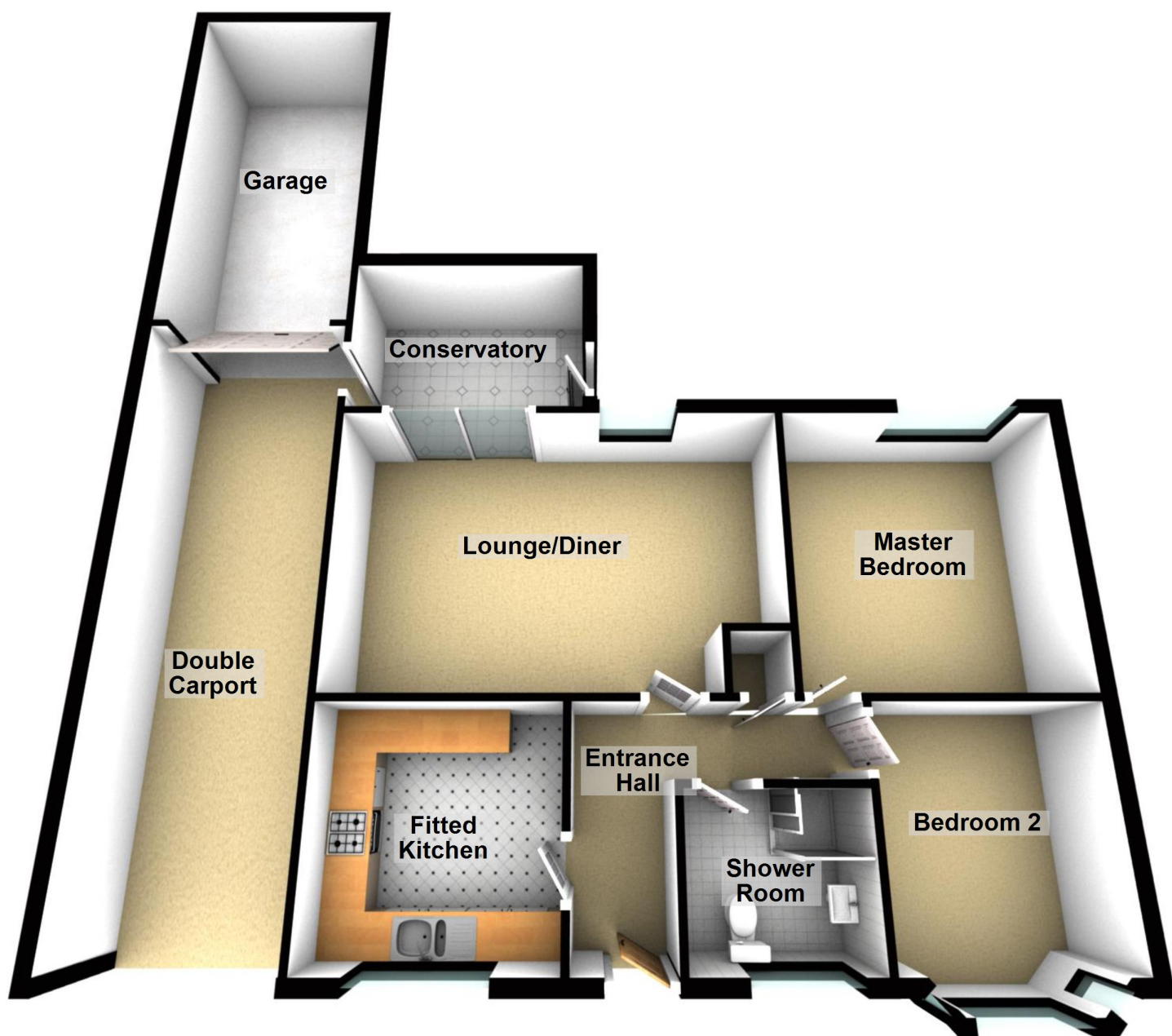
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

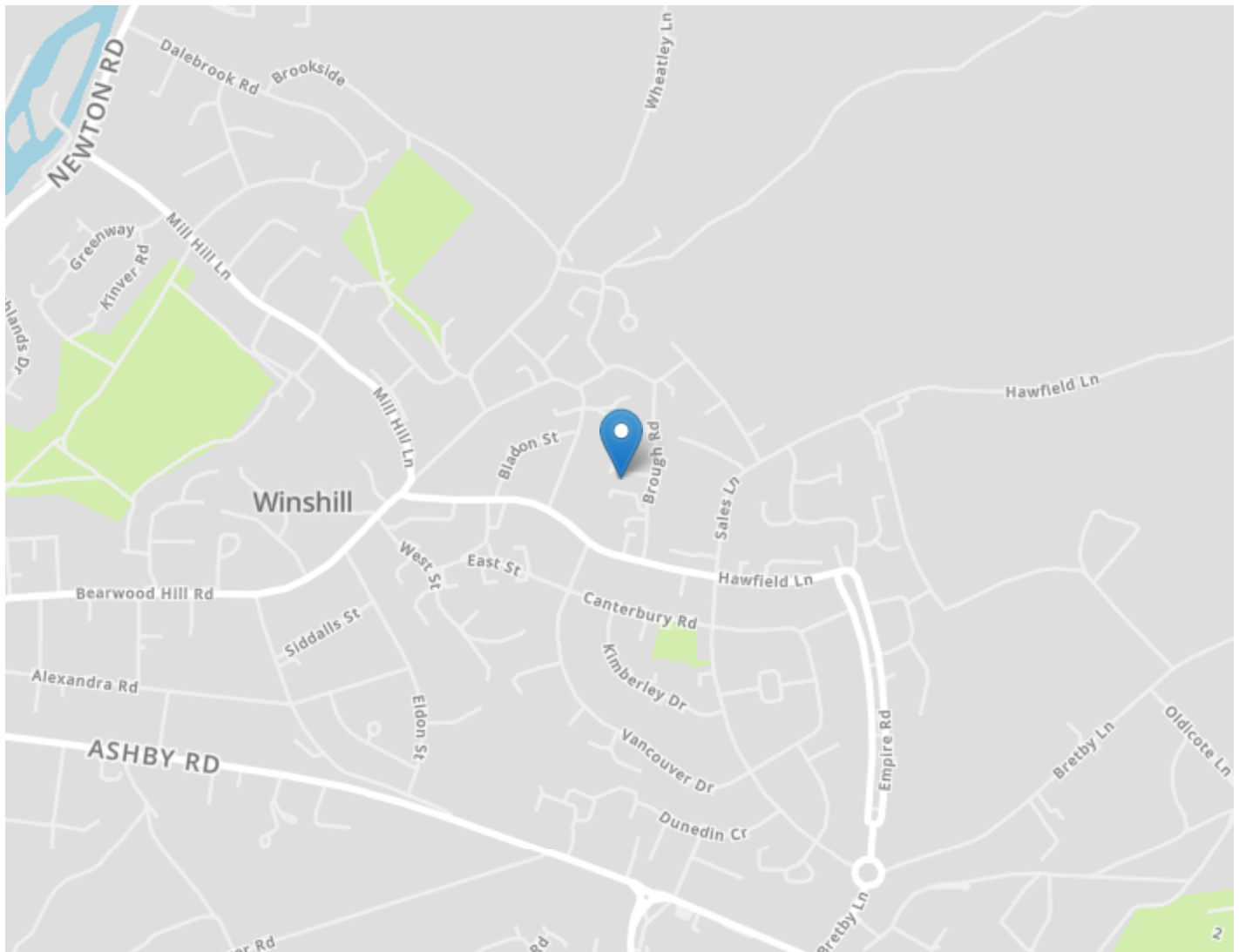
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



## Ground Floor







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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.