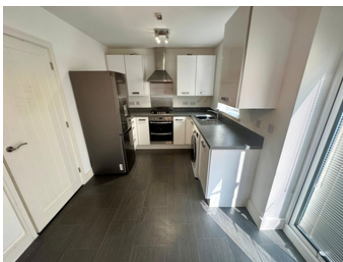




# Crew Partnership

Burton • Estate • Agents



**36 THORNTREE LANE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3FU**

MODERN TOWNHOUSE WITH 2 DOUBLE BEDROOMS + NO UPWARD CHAIN!  
Entrance Hall, CLOAKROOM, Fitted Kitchen/Dining Room. Landing, 2 Bedrooms,  
Bathroom. UPVC DG + GCH. Front and Rear Gardens. Parking Space. POPULAR  
VILLAGE LOCATION

**£185,000 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 todays 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, double glazed opaque door to front, doors to Cloakroom and Lounge.



#### **Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, radiator.





### Lounge

14' 5" x 12' 3" (4.39m x 3.73m) UPVC double glazed window to front aspect, radiator, wood panelled walls, stairway to galleried first floor landing, doors to Kitchen/Dining Room and a storage cupboard



### Kitchen/Dining Room

15' 2" x 8' 5" (4.62m x 2.57m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed french double doors to garden.



### First Floor

#### Landing

Radiator, loft hatch, doors to both Bedrooms and Bathroom.



### Master Bedroom

15' 2" x 8' 4" (4.62m x 2.54m) Two uPVC double glazed windows to front aspect, fitted with a range of wardrobes, radiator.



### Second Bedroom

15' 2" x 8' 0" (4.62m x 2.44m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan.





Outside

Front and Rear Gardens

Established gardens, mainly laid to lawn, driveway to the front. Sun patio seating area, outside cold water tap.



Additional Information

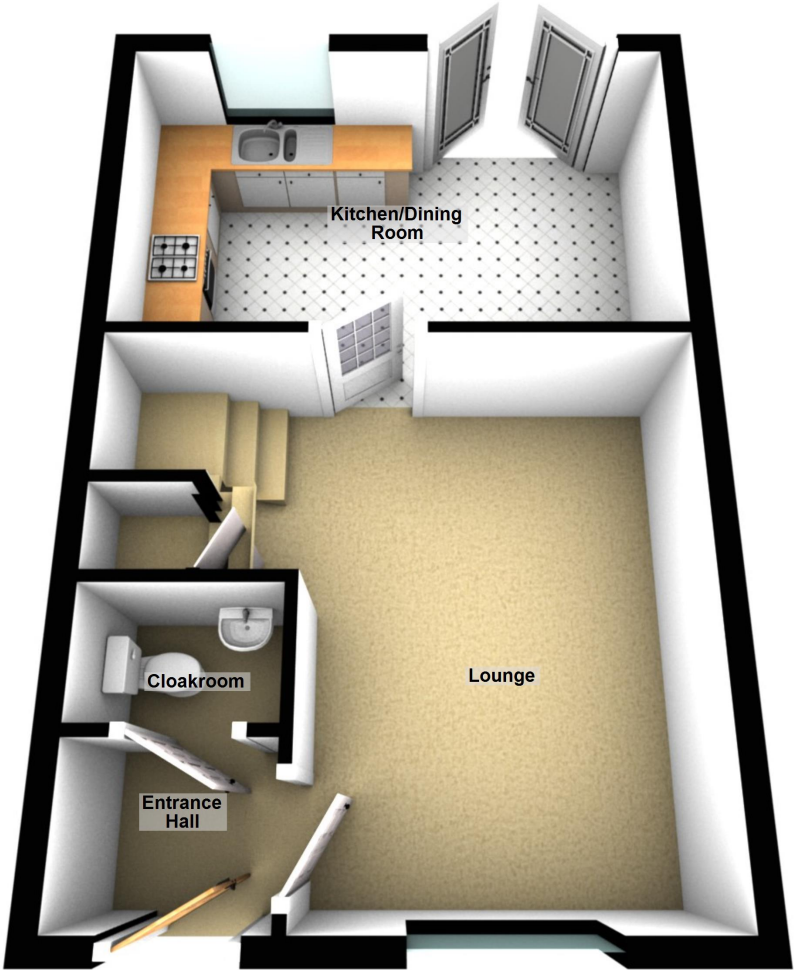
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 TBC

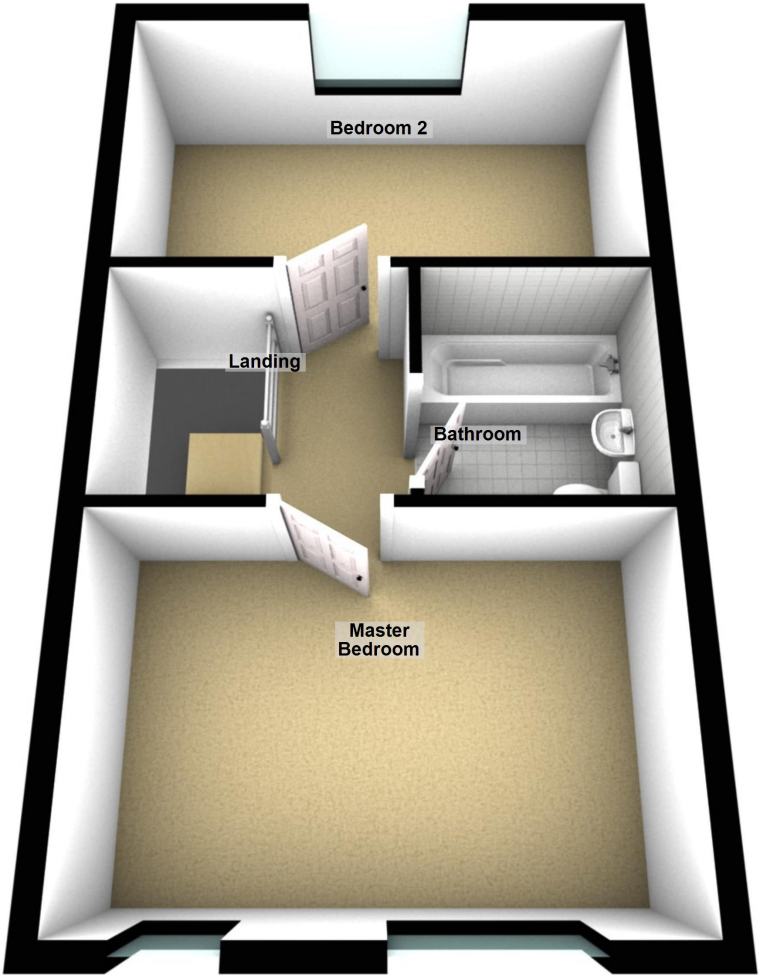
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

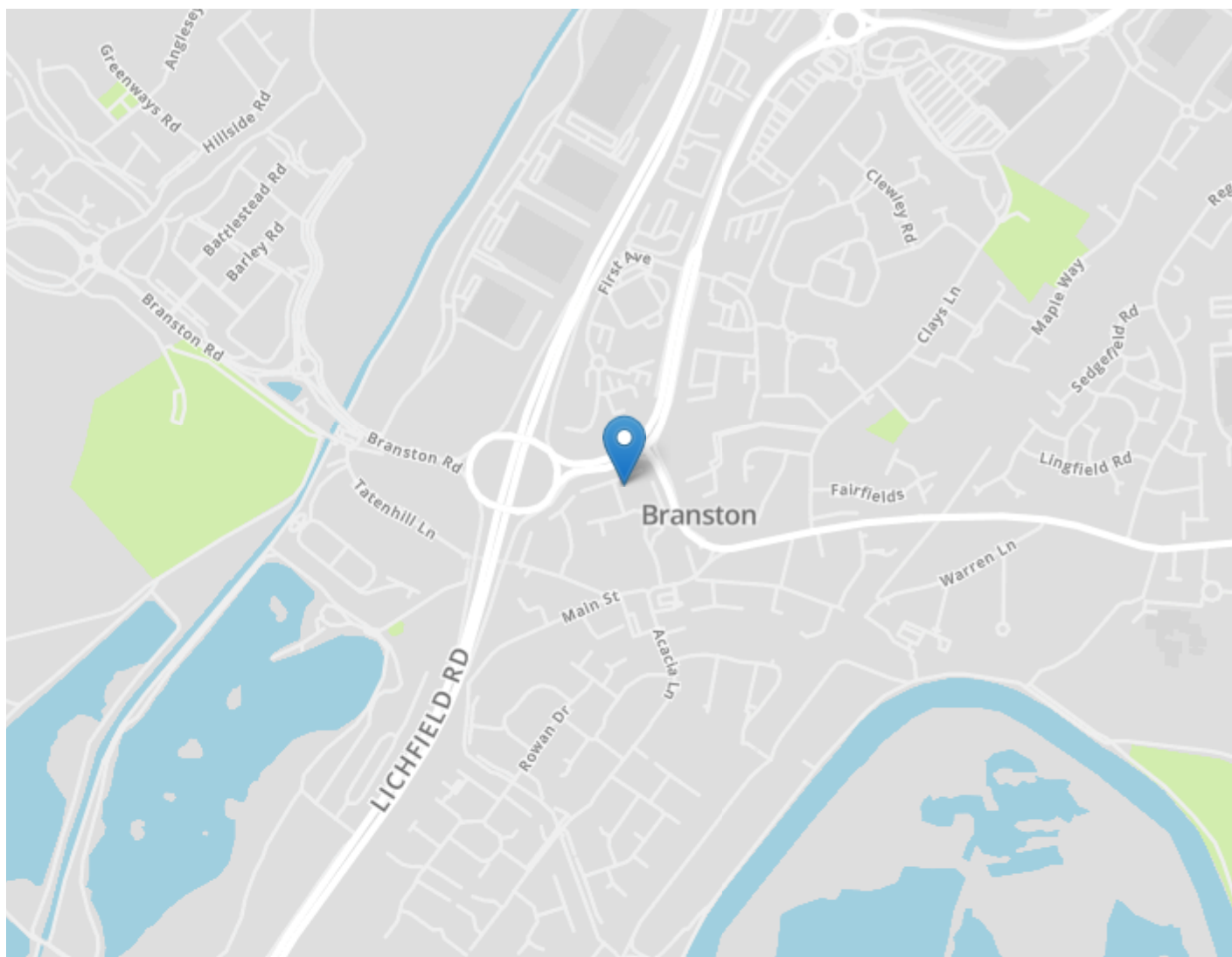
Ground Floor





First Floor





#### DRAFT DETAILS ONLY

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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.