



Crew Partnership

Burton • Estate • Agents



**7 BRAMELL CLOSE
BRANSTON
BURTON-ON-TRENT
DE14 3ES**

EXTENDED SEMI DETACHED HOME WITH GARAGE AND NO UPWARD CHAIN! Entrance Hall, 20ft Lounge, Dining Room, Fitted Kitchen and Utility Room. Landing, 3 Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Block Paved Driveway leading to Garage. Beautifully kept Rear Garden. VIEWING HIGHLY RECOMMENDED

£225,000 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 frosted door, door to Lounge.

Lounge

20' 2" x 10' 2" (6.15m x 3.10m) UPVC double glazed window skylight to front aspect, electric fire in surround, double radiator, stairs leading to first floor landing,, doors to Dining Room, Fitted Kitchen and an under-stairs storage cupboard.



Dining Room

8' 0" x 7' 5" (2.44m x 2.26m) Radiator, UPVC double glazed patio door to Rear Garden.



Fitted Kitchen

10' 0" x 8' 0" (3.05m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, radiator, laminate flooring, door to Utility Room.



Utility Room

Space for fridge/freezer, radiator, tiled flooring, uPVC double glazed frosted doors to front and rear.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Bathroom.

Master Bedroom

10' 7" x 10' 7" (3.23m x 3.23m) UPVC double glazed window to front aspect, radiator, two fitted double wardrobes.



Second Bedroom

11' 7" x 8' 0" (3.53m x 2.44m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe, a further single storage cupboard.



Third Bedroom

8' 6" Max x 7' 7" Max (2.59m x 2.31m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



Shower Room

Fitted with a three piece suite comprising shower cubicle with electric shower, vanity wash hand basin with mixer tap and low-level WC tiled splashback, uPVC frosted double glazed window to rear aspect, radiator, heated towel rail, vinyl flooring.



Outside

Front and Rear Gardens

Block paved driveway to the front leading to the Garage, bordered by a variety of plants and a gravelled area.

The rear garden is mainly laid to lawn bordered by a variety of plants, shrubs and flowers. It also offers a block paved seating area and a paved area for a summerhouse/shed.



Additional Information

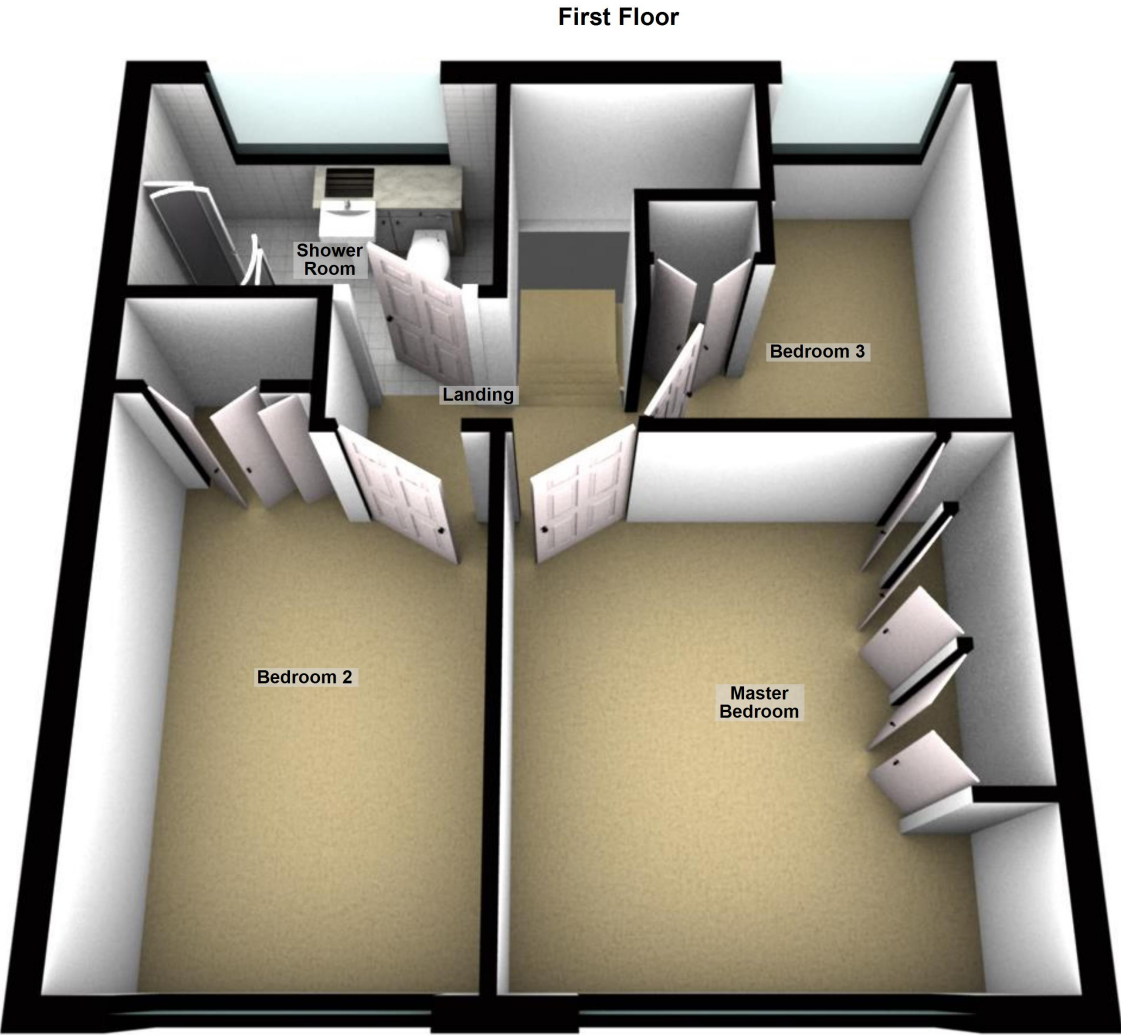
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

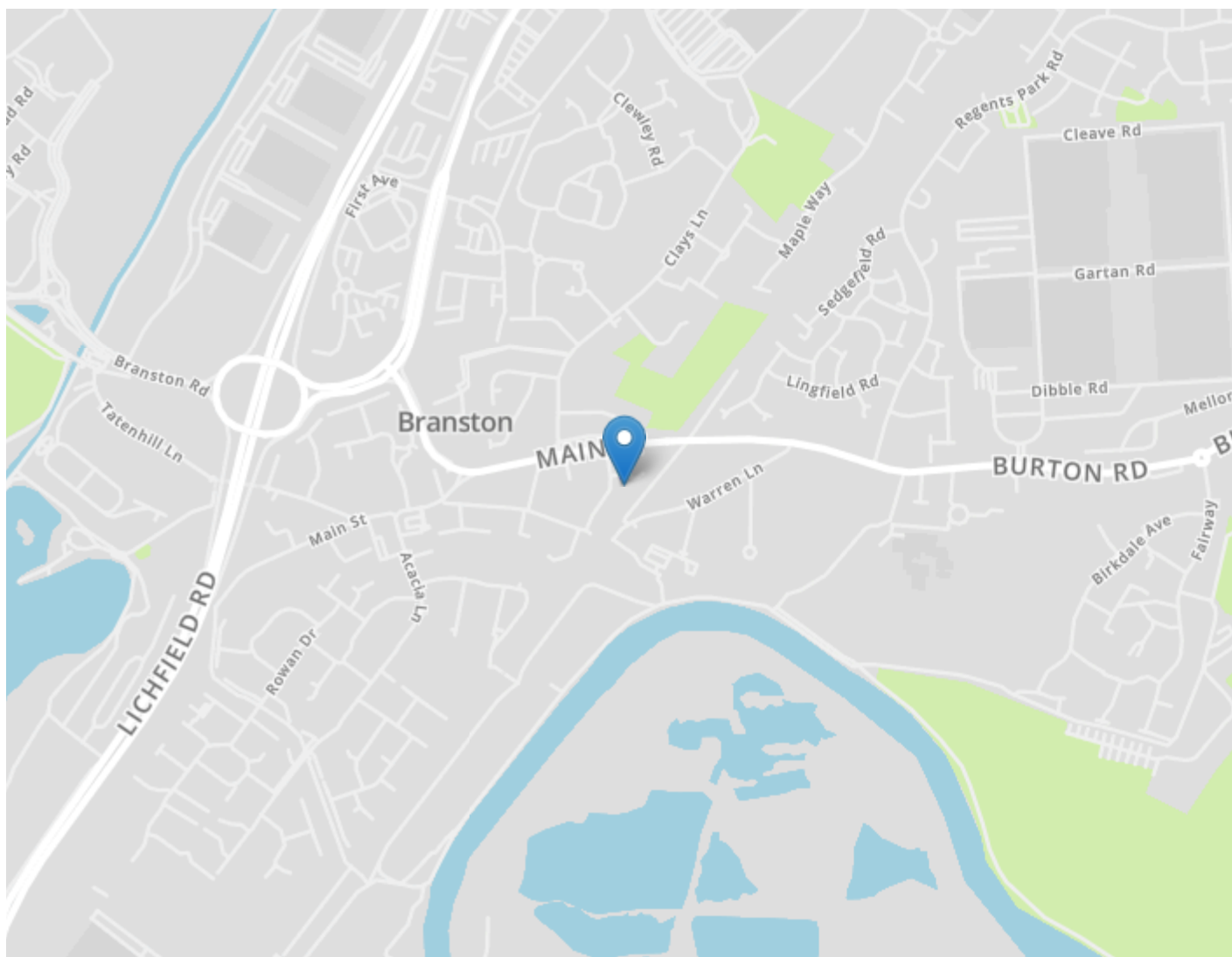
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

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.