



# Crew Partnership

Burton · Estate · Agents



## 22 NEEDWOOD STREET BURTON-ON-TRENT DE14 2EN

EXTENDED END OF TERRACE HOME WITH 3 DOUBLE BEDROOMS + 2 GARAGES! Entrance Hall, Sitting Room, Lounge open plan to Dining Room, Kitchen and Downstairs Shower Room. Landing, 3 Bedrooms (the third is off the second). UPVC DG + Electric heating. Courtyard. Driveway to 2 Garages. Rear Garden. 925+ year lease and a £1pa Peppercorn rent. VIEWING RECOMMENDED

### £195,000 LEASEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<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 first floor landing, uPVC double glazed opaque door to side, doors to Sitting Room and Lounge.



### **Sitting Room**

14' 0" x 12' 1" (4.27m x 3.68m) UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, radiator, laminate flooring, door to storage cupboard





## Lounge

14' 0" x 11' 0" (4.27m x 3.35m) UPVC double glazed window to side aspect, coal effect electric fire with timber and tiled surround, picture rail, open plan archway to Dining Room.



## Dining Room

12' 0" x 9' 0" (3.66m x 2.74m) Open plan to Kitchen.



## Kitchen



13' 1" x 9' 0" (3.99m x 2.74m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and tumble dryer, fitted eye level electric fan assisted double oven, built-in four ring electric hob, uPVC double glazed window to rear aspect, uPVC double glazed opaque door to side, door to Shower Room.



### Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted electric shower, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



### First Floor

#### Landing

Doors to two Bedrooms.

#### Master Bedroom

14' 0" x 12' 1" (4.27m x 3.68m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, ornamental fireplace with Victorian style, coving to ceiling, door to storage cupboard.





### Second Bedroom

14' 0" x 11' 0" (4.27m x 3.35m) UPVC double glazed window to side aspect, ornamental fireplace with Victorian style, electric storage heater, door to Third Bedroom.



### Third Bedroom

14' 0" x 9' 0" (4.27m x 2.74m) UPVC double glazed window to rear aspect, ornamental fireplace with Victorian style.





## Outside

### Rear Garden

Established rear gardens, mainly laid to lawn, driveway to the leading to garage and car parking space for two cars. Outside wc, brick-built, garden store.



### Additional Information

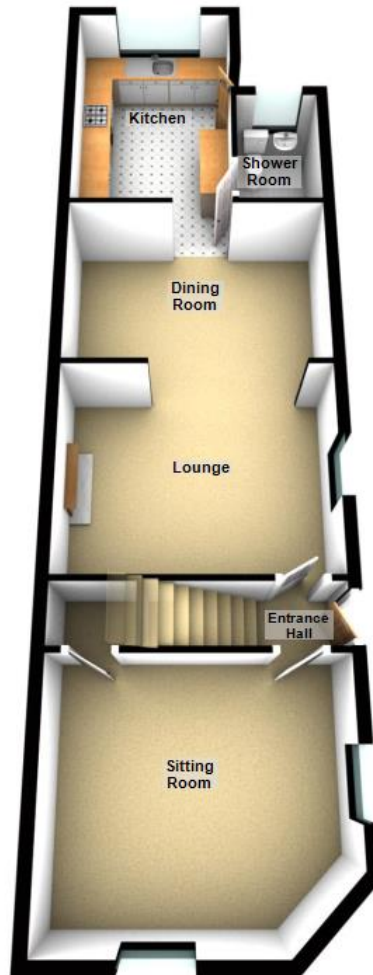
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

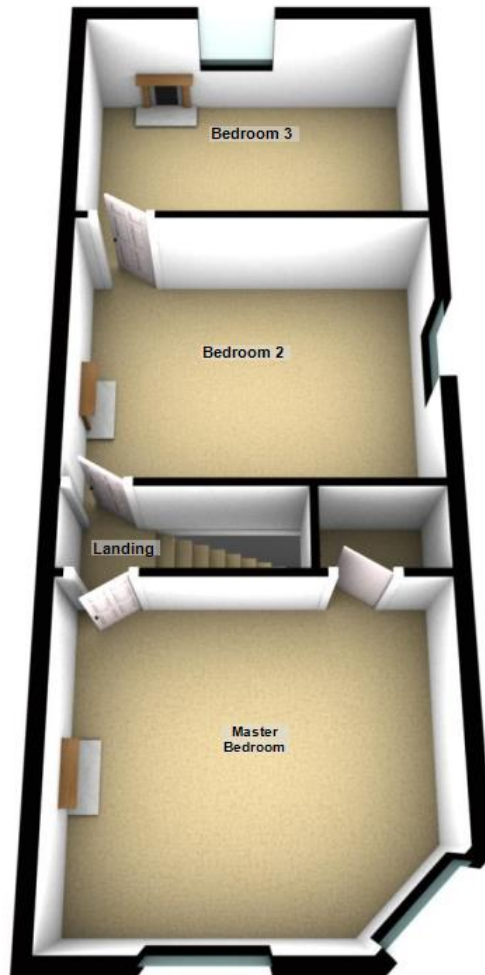


Ground Floor

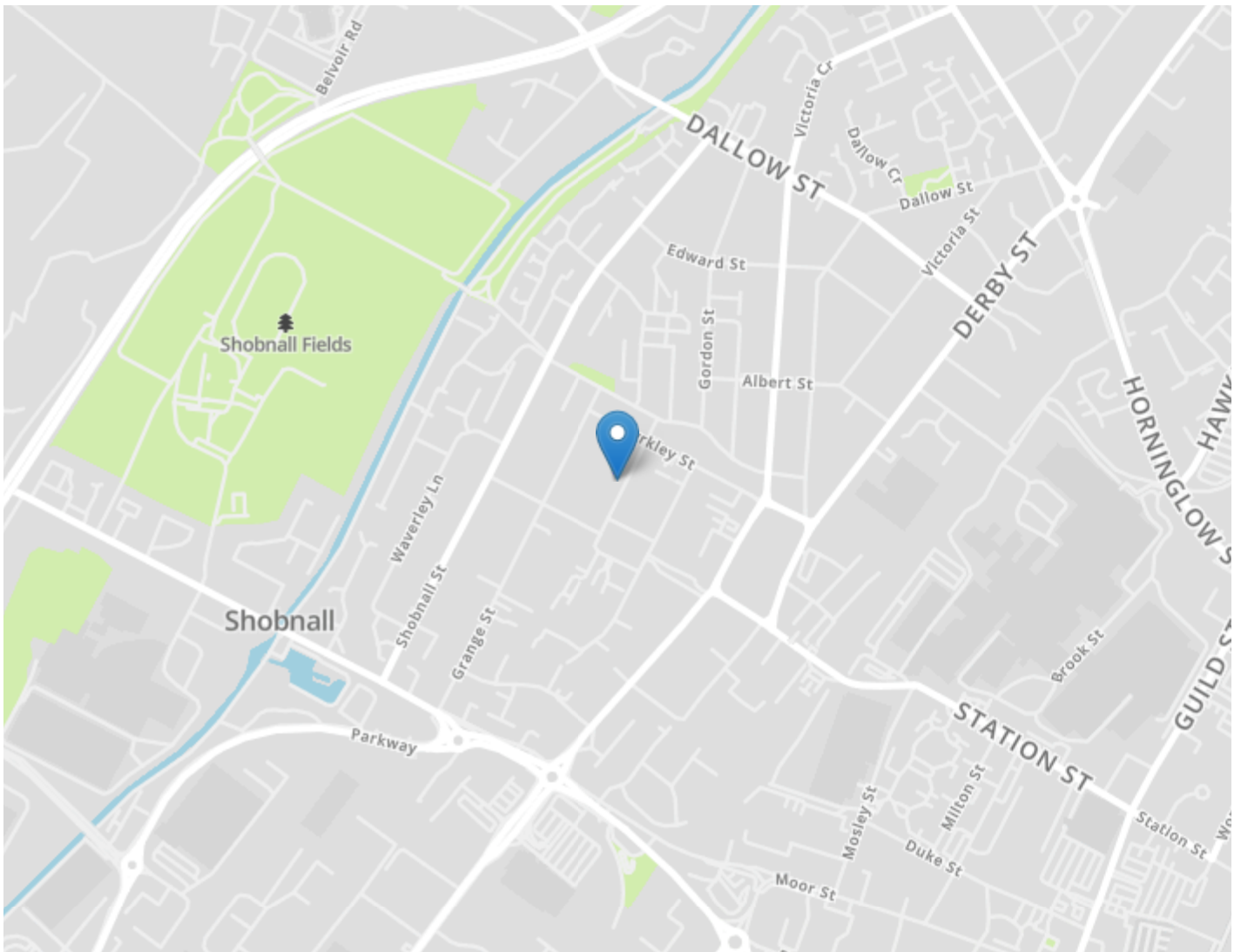


For use by Crew Partnership only  
Plan produced using PlanUp.

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.