



# Crew Partnership

Burton • Estate • Agents



## 16 THE CAROUSELS BURTON-ON-TRENT DE14 2QG

DETACHED BUNGALOW WITH 2 DOUBLE BEDROOMS AND NO UPWARD CHAIN! Entrance Hall, Kitchen, Lounge/Diner, Inner Hallway, 2 Double Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. QUIET CUL-DE-SAC 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 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, uPVC double glazed opaque door to front, doors to Kitchen and Lounge.



#### Kitchen

9' 0" x 8' 8" (2.74m x 2.64m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge, fitted, uPVC double glazed window to side aspect, radiator, uPVC double glazed opaque door to side





### Lounge/Diner

17' 0" x 10' 1" (5.18m x 3.07m) UPVC double glazed bow window to front aspect, radiator



### Inner Hallway

Loft hatch, doors to both Bedrooms, Shower Room and a storage cupboard housing a wall mounted concealed gas combination boiler serving heating system and domestic hot water.



### Master Bedroom

12' 9" x 10' 1" (3.89m x 3.07m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, radiator.





### Second Bedroom

10' 7" x 8' 6" (3.23m x 2.59m) UPVC double glazed window to rear aspect, fitted wardrobe(s), radiator.



### Shower Room

Fitted with three piece suite comprising shower enclosure with glass screen, pedestal wash hand basin, low-level WC and heated towel rail, uPVC opaque double glazed window to side aspect.





## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, gated side access, block paved driveway to the side leading to garage and car parking space four cars, outside cold water tap. Sun patio seating area.



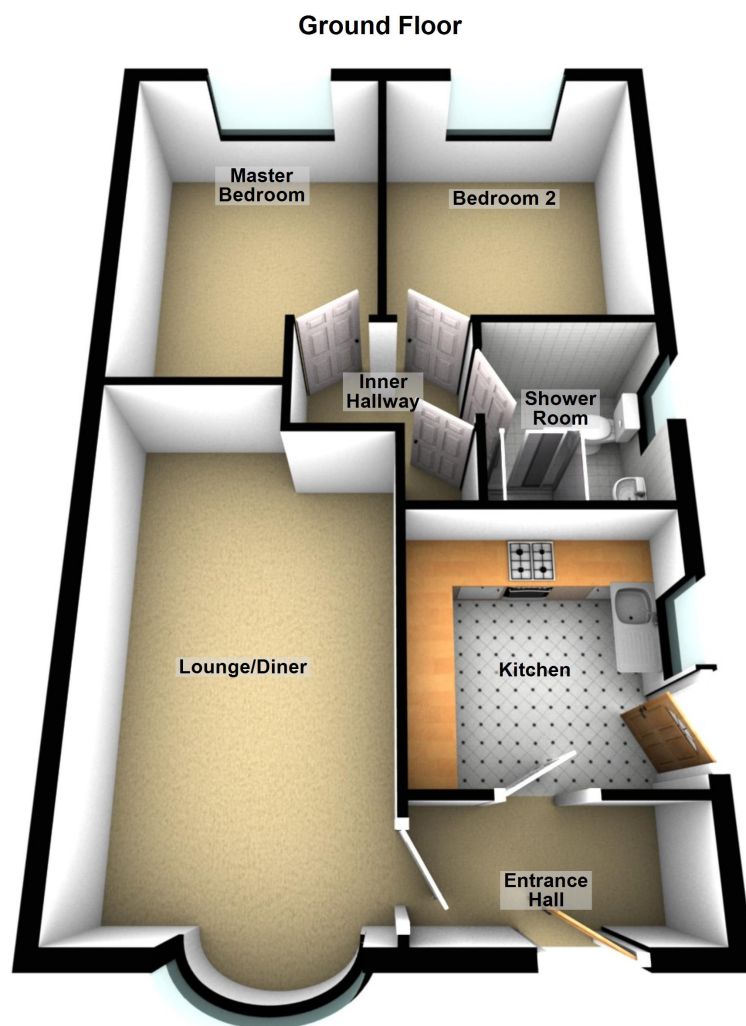
### Additional information

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

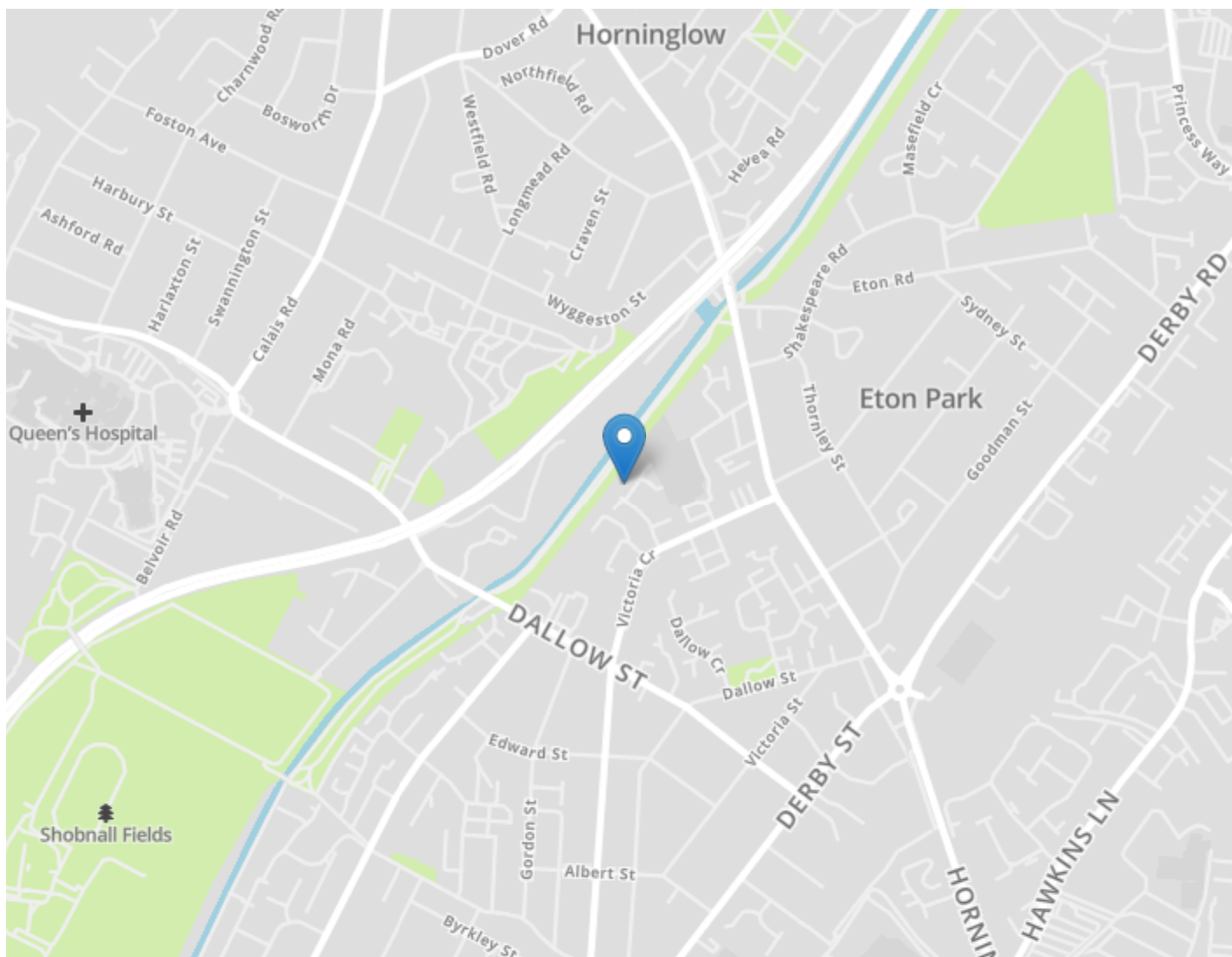
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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









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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.