



Crew Partnership

Burton • Estate • Agents



**3 APPLETON CLOSE
STAPENHILL
BURTON-ON-TRENT
DE15 9RU**

DETACHED BUNGALOW WITH 3 BEDROOMS + CONSERVATORY AND A DOUBLE GARAGE! Entrance Hall, Lounge, Kitchen, 3 Bedrooms, REFITTED SHOWER ROOM and a Conservatory. UPVC DG + GCH. Front and Rear Gardens. Double width driveway leading to Double Garage. A private position off the road. NO UPWARD CHAIN!

£295,000 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 door to front garden, double radiator, doors to Lounge, all 3 Bedrooms and Shower Room.



Lounge

17' 9" x 11' 2" (5.41m x 3.40m) Bay fronted UPVC double glazed window to front aspect, radiator, door to Kitchen.



Kitchen

12' 0" x 8' 2" (3.66m x 2.49m) Fitted with a matching range of base and eye level cupboards, sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over, laminate flooring, UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect.



Master Bedroom

12' 3" x 8' 3" (3.73m x 2.51m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 2" x 7' 7" (3.40m x 2.31m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

9' 0" x 7' 7" (2.74m x 2.31m) UPVC double glazed window to rear aspect, radiator.



Conservatory

9' 9" x 8' 0" (2.97m x 2.44m) Radiator, tiled flooring, UPVC double glazed windows to both side aspects and rear aspect, UPVC double glazed doors to both side aspects.



Shower Room

Refitted with a three piece suite comprising of a double width shower enclosure, vanity wash hand basin and low level WC, tiled flooring, tiled surround, radiator, extractor fan, door to storage cupboard.



Outside

Front and Rear Gardens

Double width driveway providing ample off street parking for 4+ cars leading to Double Garage. Front garden mainly laid to lawn with a garden footpath leading to the property.

Gated side access to the Rear Garden which is mainly laid to lawn and bordered by a variety of plants, shrubs and trees. It further benefits from a paved seating area.

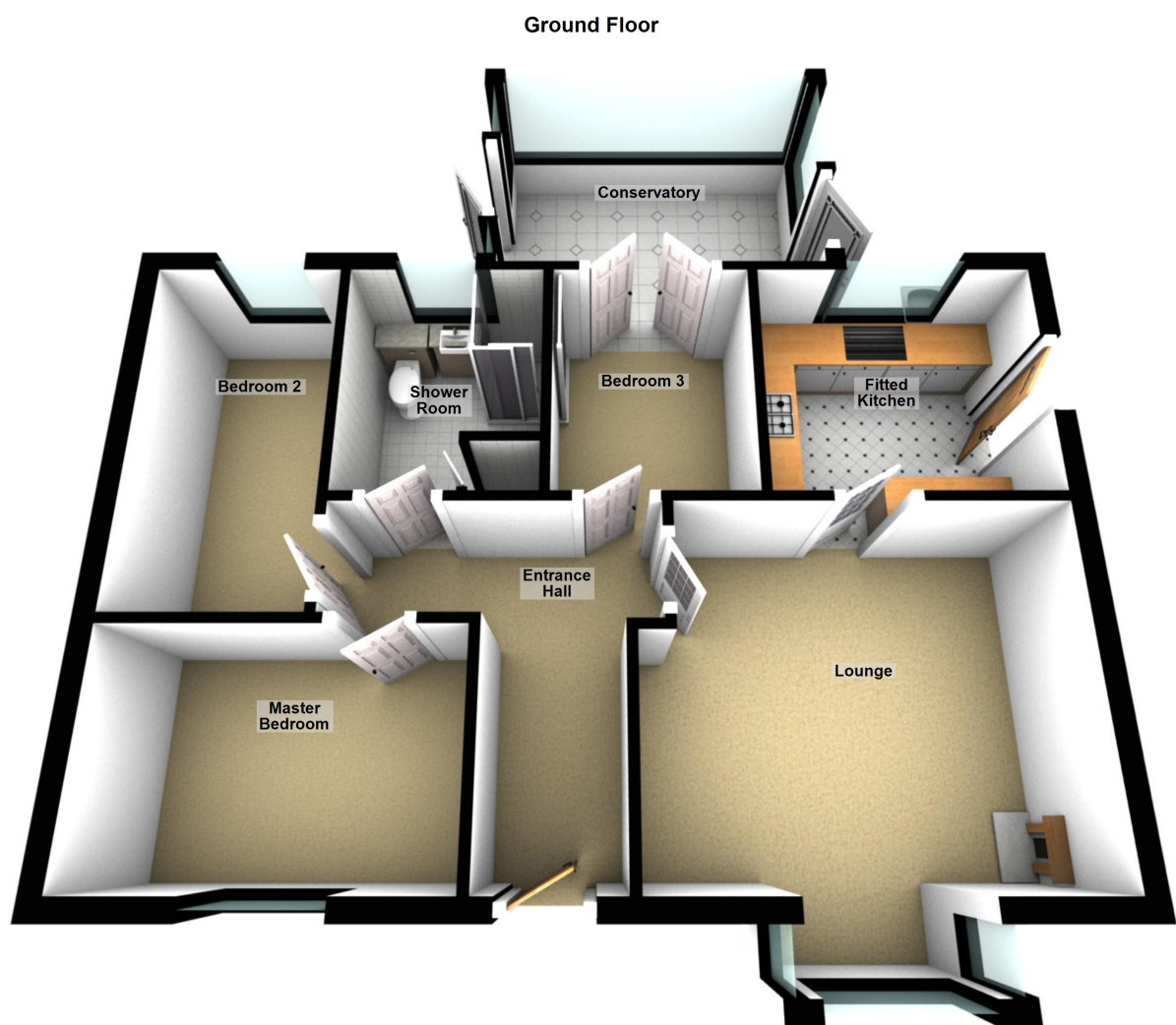


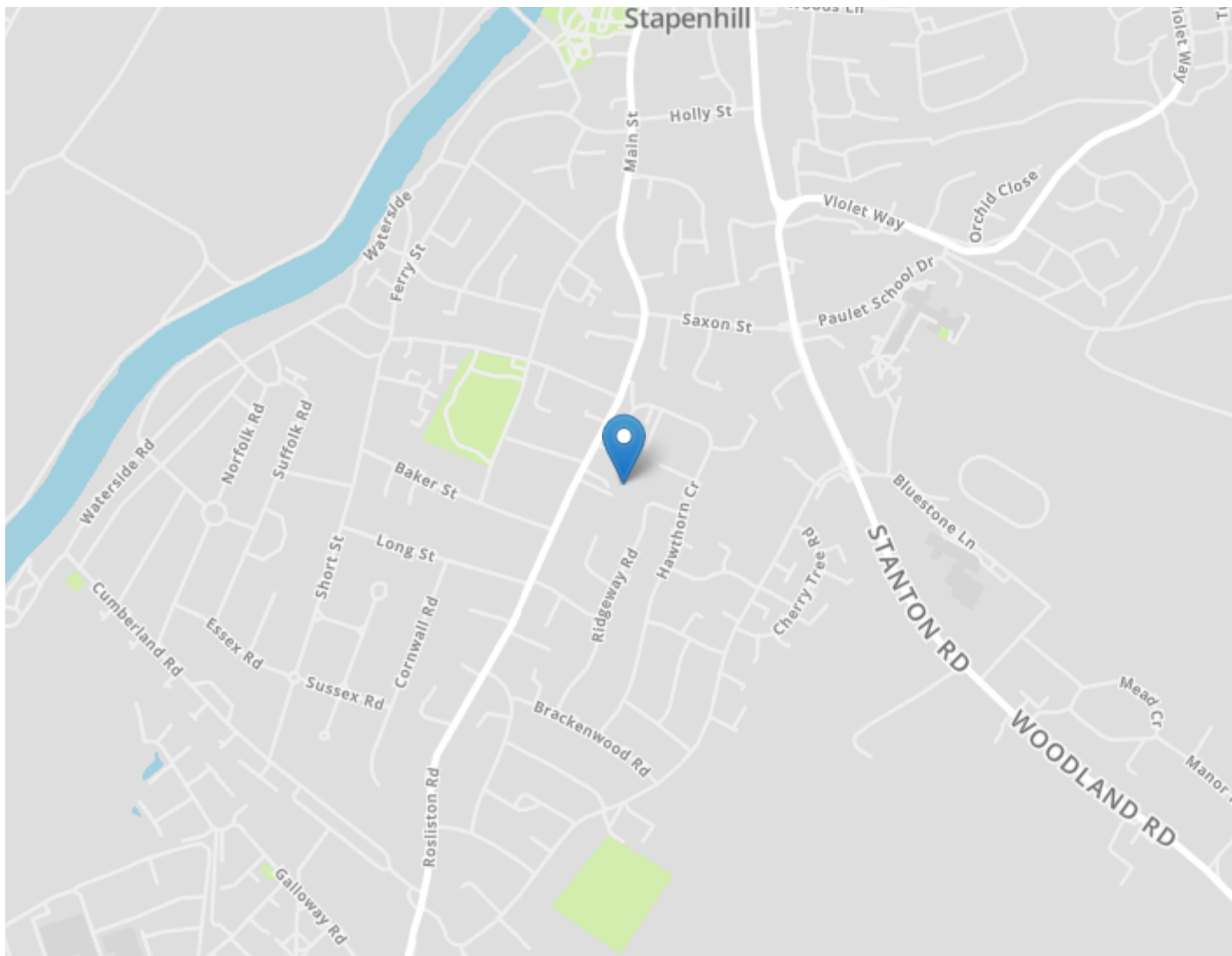
Additional information

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 TBC





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.

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.