



# Crew Partnership

Burton · Estate · Agents



**26 FARM CLOSE  
BURTON-ON-TRENT  
DE13 0UR**

3 BED FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION! Entrance Hall, Lounge, Dining Room open plan to Fitted Kitchen, Kitchen. Landing, 3 Bedrooms and a Bathroom. DG + GCH. Front and Rear Gardens. Driveway to front providing off street parking for three cars. Private Rear Garden. POPULAR ESTATE

**£200,000 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**

#### **Porch**

Door to front, open plan to Entrance Hall.

#### **Entrance Hall**

Radiator, panelling on walls, doors to Lounge and Fitted Kitchen.



### Lounge

12' 9" x 12' 6" (3.89m x 3.81m) Double glazed bay window to front aspect, coal effect gas fire set in feature surround, double radiator, floorboards, coving to ceiling, stairway to galleried first floor landing, door to Dining Room.



### Dining Room

8' 0" x 8' 6" (2.44m x 2.59m) Radiator, laminate flooring, uPVC double glazed french double doors to garden, open plan to Fitted kitchen.



### Fitted Kitchen

11' 0" x 8' 6" (3.35m x 2.59m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, fitted electric oven, built-in gas hob, double glazed window to rear aspect, laminate flooring, uPVC double glazed opaque door to side, door to Pantry.



### First Floor

#### Landing

Double glazed window to side aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, loft hatch, doors to all Bedrooms and Bathroom.



**Master Bedroom**

12' 7" x 10' 2" (3.84m x 3.10m) UPVC double glazed window to front aspect, radiator.



**Second Bedroom**

12' 7" x 8' 7" (3.84m x 2.62m) Double glazed window to rear aspect, radiator.



**Third Bedroom**

8' 7" x 6' 7" (2.62m x 2.01m) Double glazed window to front aspect, radiator.



### **Bathroom**

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, heated towel rail, opaque double glazed window to rear aspect.



### **Outside**

#### **Front and Rear Gardens**

Front and rear gardens, block paved driveway to the front car parking space for three cars. Block paved sun patio seating area.

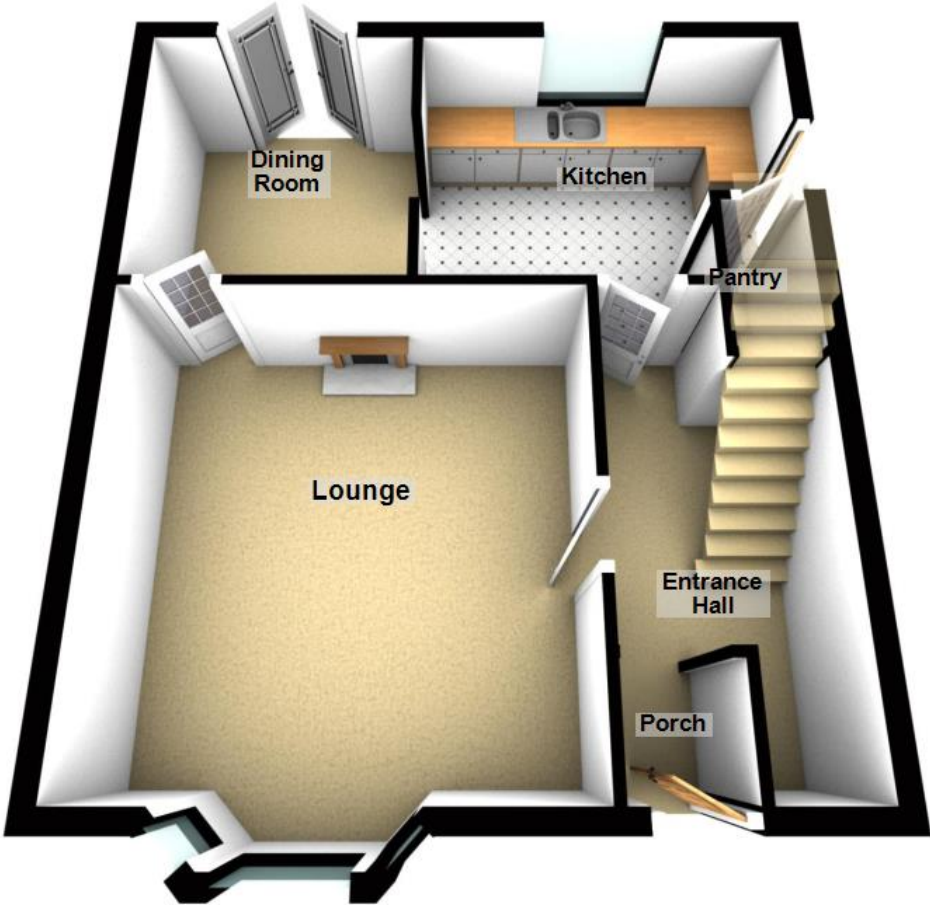
#### **Additional Information**

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.

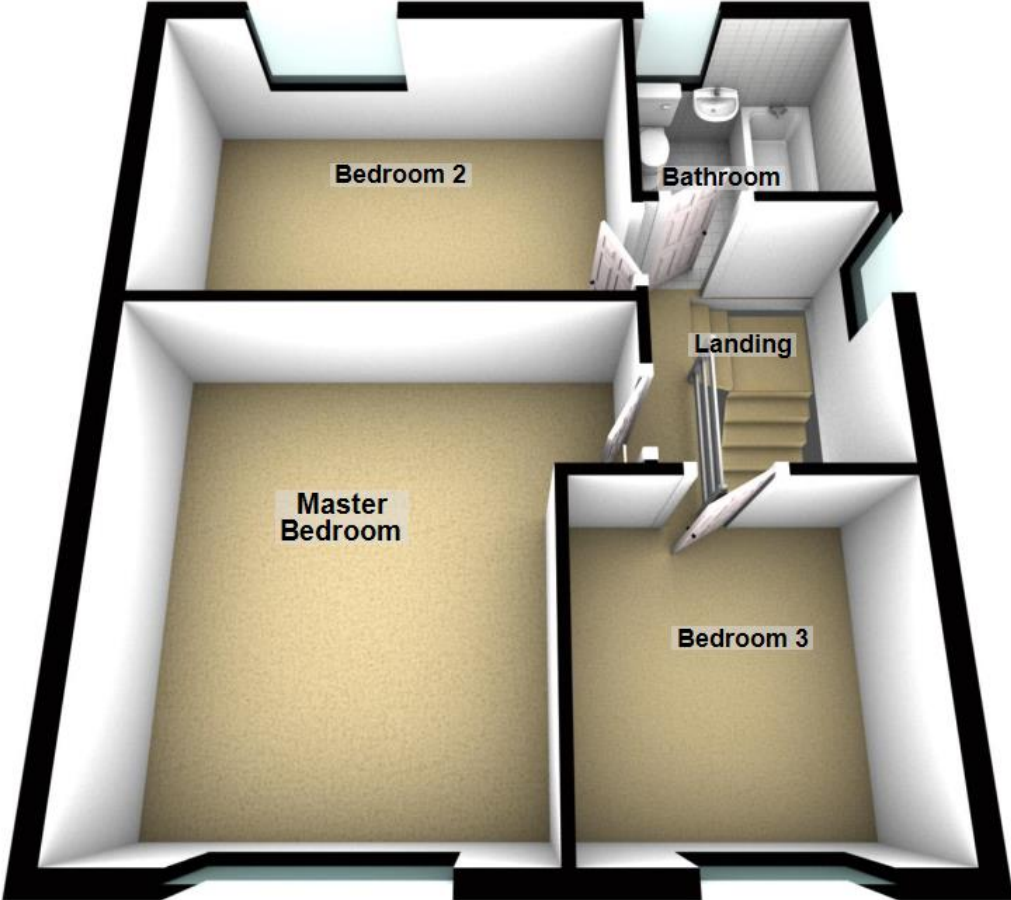
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

### Ground Floor

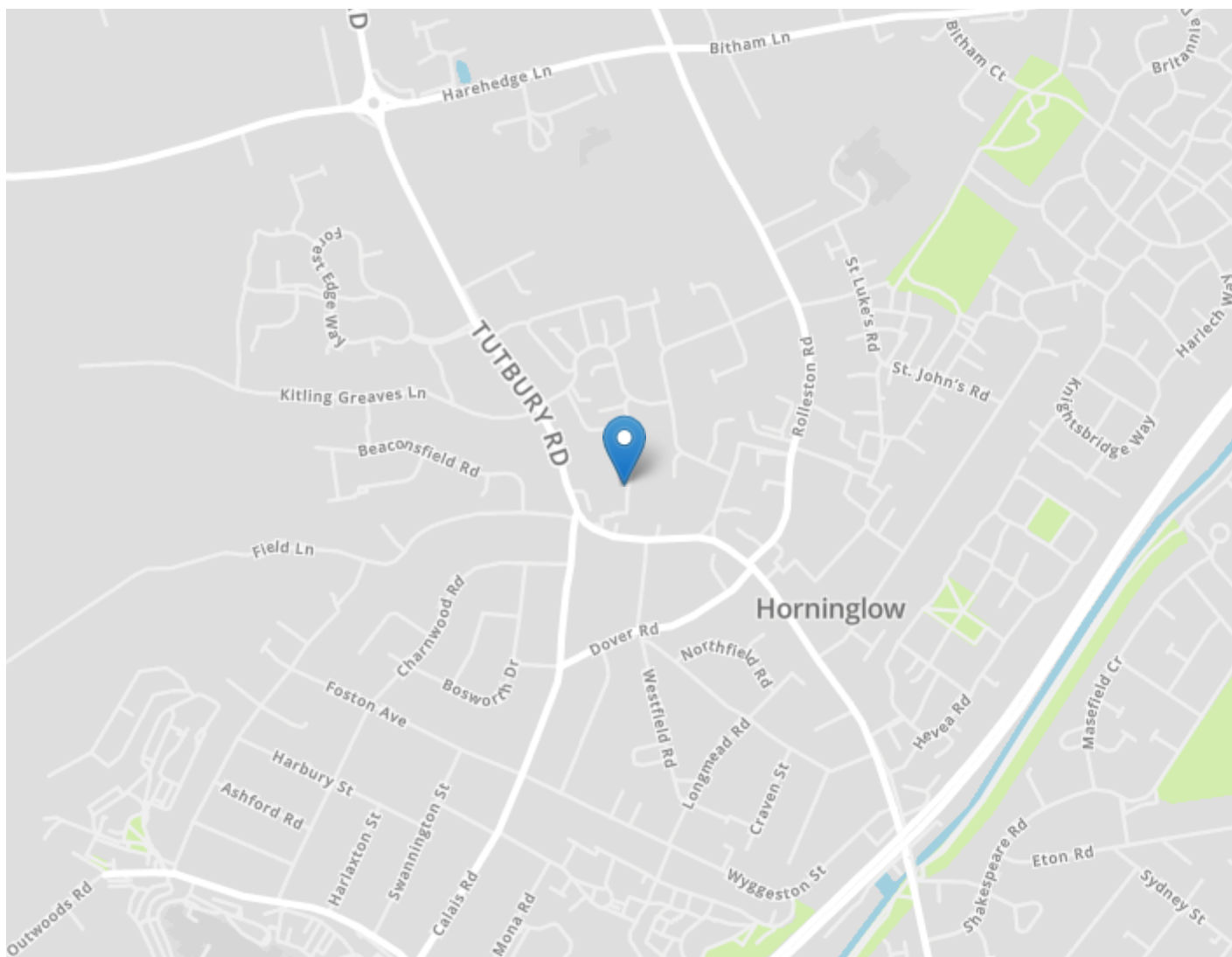


For use by Crew Partnership only  
Plan produced using PlanUp.

**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.