



# Crew Partnership

Burton • Estate • Agents



**30 ALEXANDRA ROAD  
BURTON-ON-TRENT  
DE15 0JD**

LARGE PERIOD PROPERTY WITH 3 DOUBLE BEDROOMS AND NO UPWARD CHAIN! Porch, Entrance Hall, Lounge, Inner Hallway, Dining Room, 12FT KITCHEN AND A UTILITY ROOM. Galleried Landing, Lobby, 3 Double Bedrooms and a Bathroom. UPVC DG + Storage Heaters. Front Garden. Gated side access to an Extensive Rear Garden.  
**SOUGHT AFTER ROAD**

**£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 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**

#### **Porch**

UPVC double glazed frosted door to front, door to Entrance Hall.

#### **Entrance Hall**

Stairs leading to first floor landing, open plan to Inner Hallway, door to Lounge.

#### **Lounge**

13' 11" x 14' 5" (4.24m x 4.39m) UPVC double glazed bay window to front aspect, fireplace, electric storage heater, laminate flooring.



#### **Inner Hallway**

Laminate flooring, open plan to Kitchen, doors to Dining Room and under-stairs storage cupboard.



### Dining Room

12' 11" x 12' 2" (3.94m x 3.71m) UPVC double glazed window to rear aspect, fireplace, electric storage heater.



### Kitchen

12' 0" x 8' 8" (3.66m x 2.64m) 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, plumbing for washing machine, space for fridge and freezer, electric oven, four ring electric hob with pull out extractor hood, uPVC double glazed window to side aspect, electric storage heater, tiled flooring, uPVC double glazed door to garden, door to Utility Room.



### Utility Room

8' 9" x 10' 8" (2.67m x 3.25m) UPVC double glazed window to rear aspect, tiled flooring, uPVC double glazed door to garden.



### First Floor

#### Landing

Open plan to Lobby, doors to two Bedrooms.





### Second Bedroom

13' 0" x 12' 5" (3.96m x 3.78m) UPVC double glazed window to rear aspect, electric storage heater, laminate flooring.



### Third Bedroom

12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed window to rear aspect, electric storage heater, laminate flooring, door to storage cupboard.



### Lobby

Doors to Master Bedroom and Bathroom as well a double doors to a storage cupboard

### Master Bedroom

14' 5" x 12' 7" (4.39m x 3.84m) UPVC double glazed window to front aspect, window to side, electric storage heater.



### Bathroom

Fitted with three piece suite comprising bath with electric shower attachment over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to front aspect, tiled flooring.





### Front and Rear Gardens

A wall front garden laid to concrete. Pathway and gated side access to the Rear Garden.

Extensive rear garden with storage sheds and outhouses.

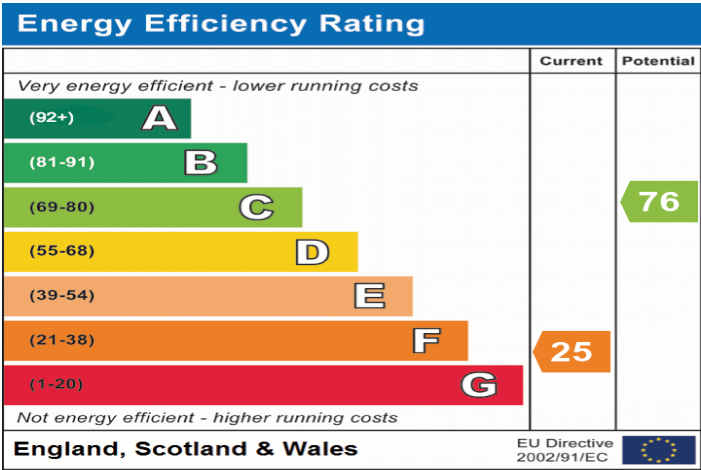


### Additional Information

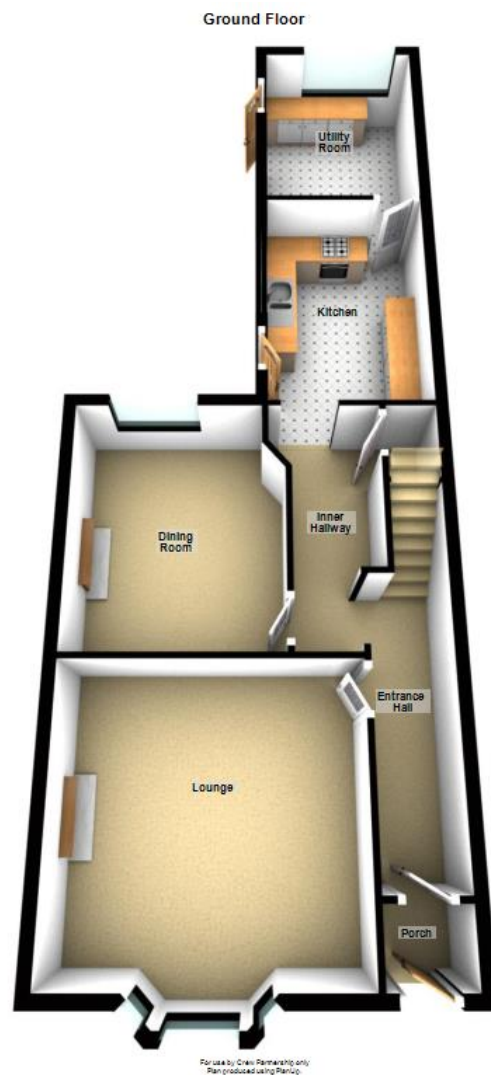
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

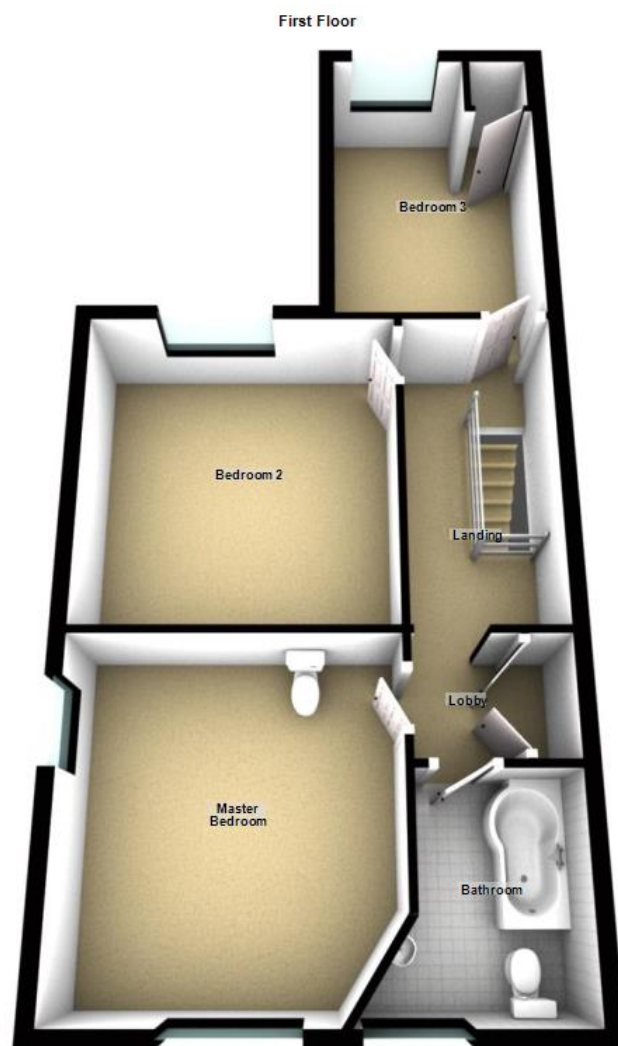
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

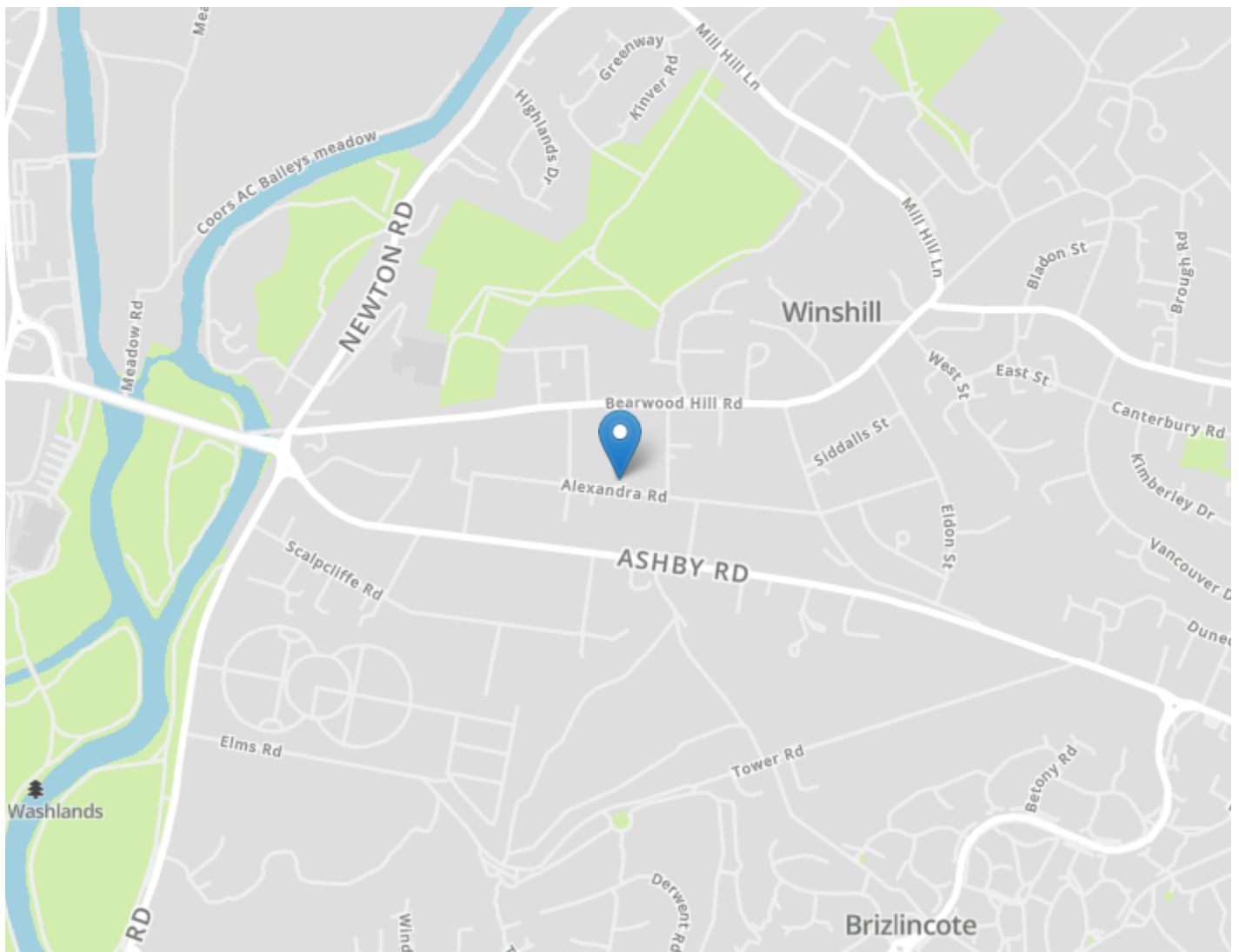












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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. 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.