



Crew Partnership

Burton • Estate • Agents



**54 ASHBY ROAD EAST
BRETBY
BURTON-ON-TRENT
DE15 0PT**

QUIRKY COTTAGE SITUATED IN A GOOD SIZED PLOT AND IN NEED OF FULL REFURBISHMENT! Dining Room open plan to Lounge, Rear Lobby, Downstair Shower Room, EXTENDED KITCHEN/BREAKFAST ROOM and Lean To. Landing, 2 Bedrooms. UPVC DG. Extensive gardens with a large Driveway and ample parking. Possible building plot? NO UPWARD CHAIN!

£150,000 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

Dining Room

9' 11" x 5' 9" (3.02m x 1.75m) UPVC double glazed window to side aspect, radiator, uPVC double glazed door to the front garden, open plan to Lounge.

Lounge

12' 10" x 11' 11" (3.91m x 3.63m) PVC double glazed window to front aspect, fireplace, door to Rear Lobby, stairs leading to first floor landing.



Rear Lobby

Vinyl flooring, doors to Kitchen, Shower Room and Lean To.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge and washing machine, breakfast bar, uPVC double glazed window to rear aspect, vinyl flooring.



Shower Room

Fitted with a three piece suit comprising of shower cubicle, pedestal wash hand basin and low-level WC. UPVC double glazed window to rear aspect, radiator, vinyl flooring.

Lean To

UPVC double glazed windows to side and rear aspect, UPVC double glazed door to garden.

First Floor

Landing

Loft hatch, radiator, doors to both Bedrooms and a storage cupboard housing the hot water tank.

Master Bedroom

13' 8" x 9' 2" (4.17m x 2.79m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, radiator.



Second Bedroom

9' 11" x 6' 10" (3.02m x 2.08m) UPVC double glazed window to side aspect, radiator.



Outside

Gardens

Extensive concrete driveway leading to a paved parking area.

Substantial gardens to front and side with a paved seating area.



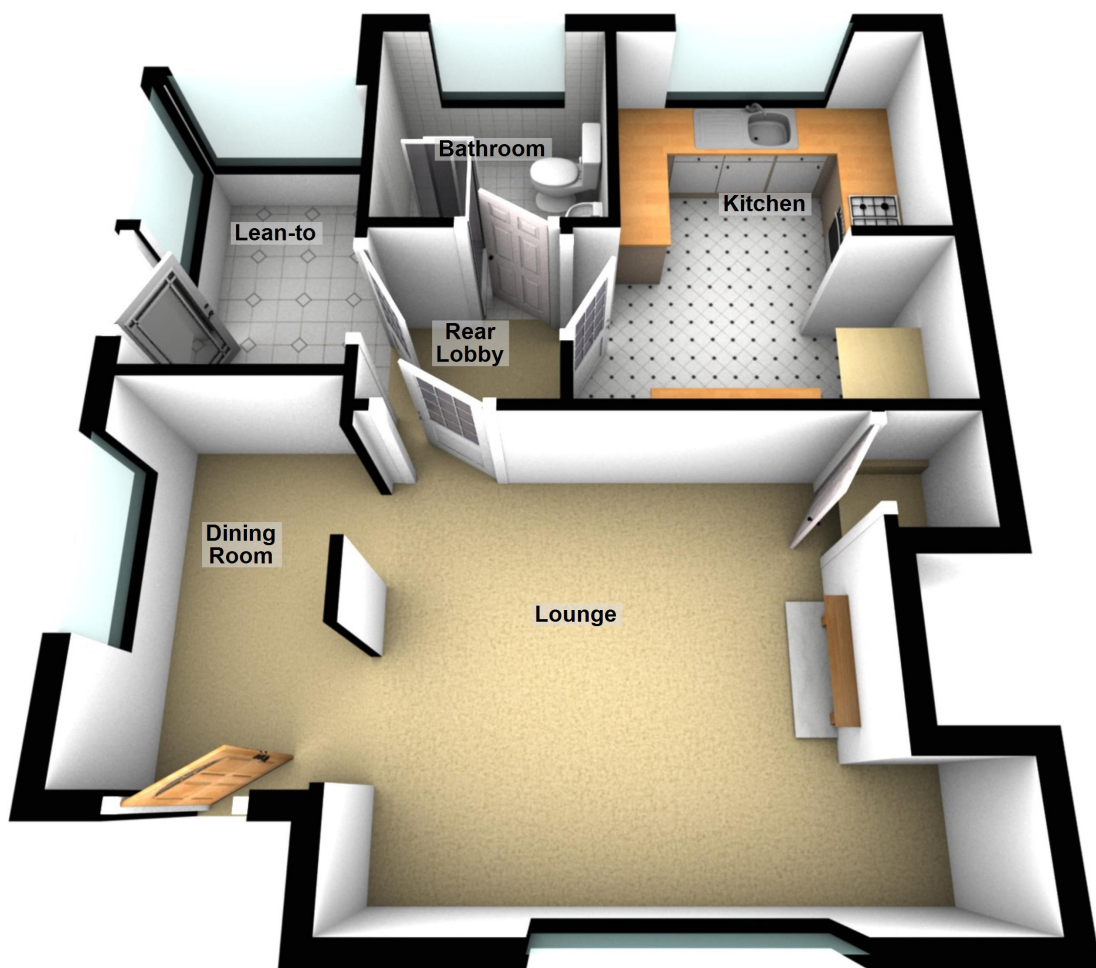
Additional Information

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

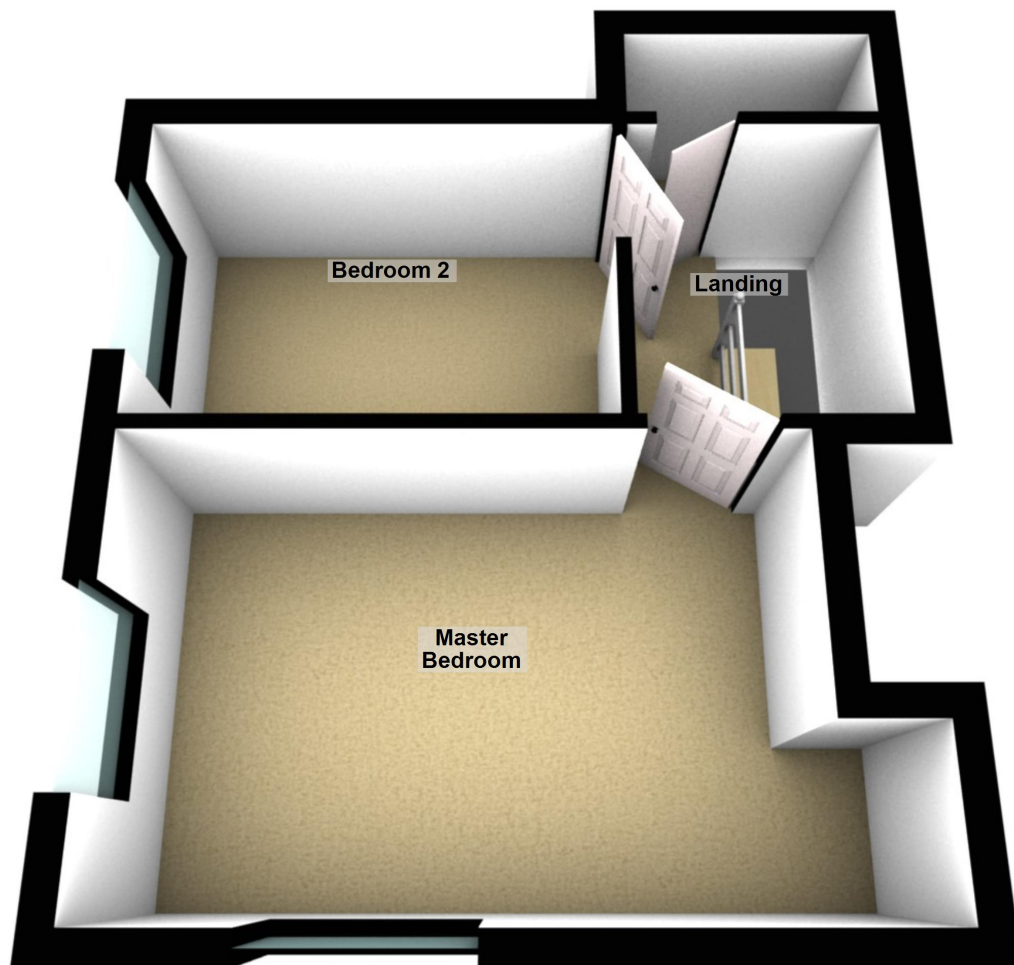
Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

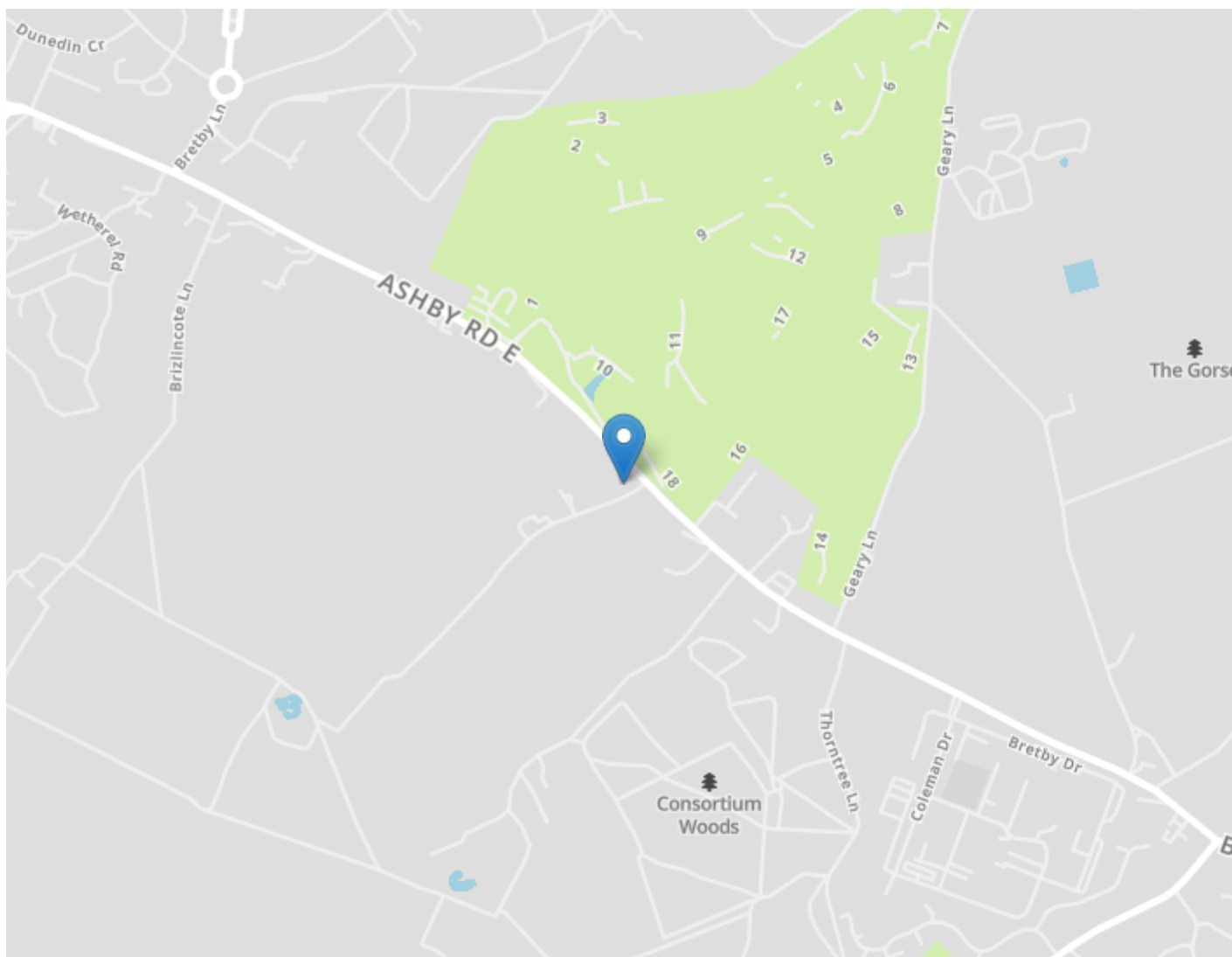
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

Ground Floor



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.