



# Crew Partnership

Burton • Estate • Agents



**182 BRANSTON ROAD  
BURTON-ON-TRENT  
DE14 3DB**

TRADITIONAL TERRACE WITH 3 BEDROOMS AND 2 BATHROOMS! Lounge, Dining Room, 15FT REFITTED KITCHEN. Landing, 3 Bedrooms (Third Bedroom leading to Shower Room/En-Suite) and an additional Bathroom. UPVC DG + GCH. Front and Rear Gardens. Outside WC. Close to town location. **VIEWING RECOMMENDED**

**£155,000 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.

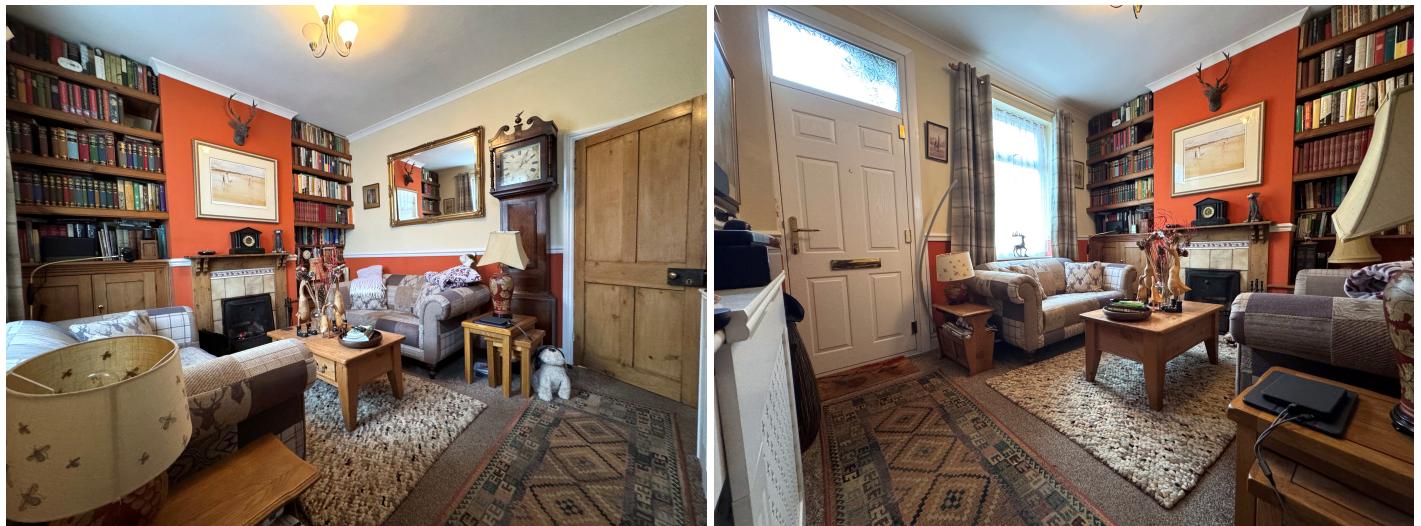
## DRAFT DETAILS ONLY

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

#### Lounge

11' 0" x 12' 0" (3.35m x 3.66m) UPVC double glazed window to front aspect, fireplace, radiator, uPVC double glazed door to front, door to Dining Room.



### Dining Room

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to rear aspect, fireplace, radiator, laminate flooring, door to Fitted Kitchen and stairs leading to first floor landing.



### Fitted Kitchen

15' 6" x 6' 9" (4.72m x 2.06m) Fitted with a matching range of base and eye level units, 1+1/2 bowl sink unit with mixer tap, built-in fridge and freezer, plumbing for washing machine, fitted fan assisted oven, built-in five ring gas hob with extractor hood over, fitted microwave, two uPVC double glazed windows to side aspect, tiled flooring, uPVC double glazed frosted door to rear Garden.



### First Floor

#### Landing

Radiator, loft hatch, doors to all three Bedrooms.

### Master Bedroom

13' 0" x 9' 0" (3.96m x 2.74m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard.



### Second Bedroom

10' 9" x 9' 2" (3.28m x 2.79m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

10' 0" x 6' 7" (3.05m x 2.01m) UPVC double glazed window to side aspect, radiator, fitted double wardrobe with a sliding door, loft hatch, door to Shower Room.



### Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low-level WC tiled splashback, uPVC double glazed window to rear aspect, radiator, heated towel rail, vinyl flooring.



### Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to front aspect, radiator, vinyl flooring.



## Outside

### Front and Rear Gardens

A small fenced area and footpath leading to the property as well as access to the gated side access.

A mature rear garden with numerous secluded seating areas, surrounded by a variety of shrubs, plant and trees. Further benefitting from several garden sheds, a greenhouse and an outside brick built WC.



### Additional information

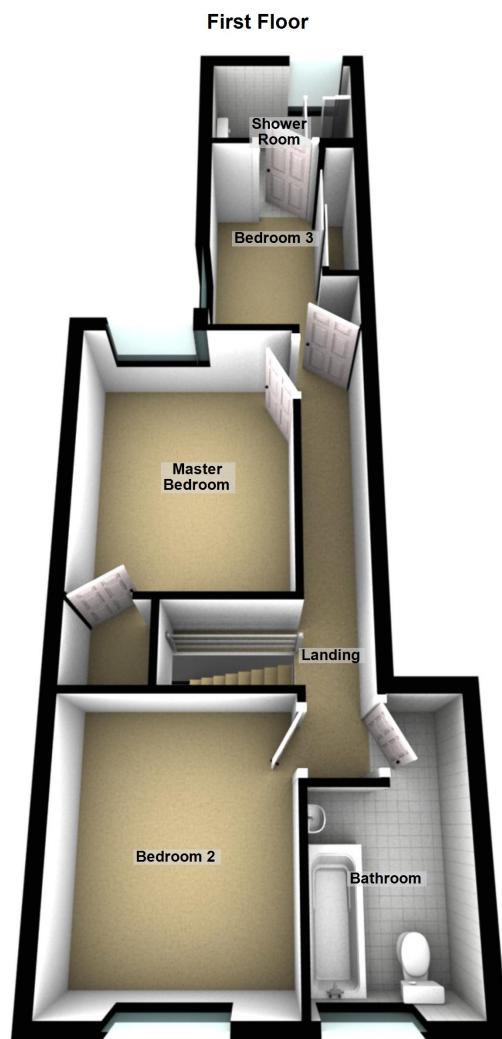
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

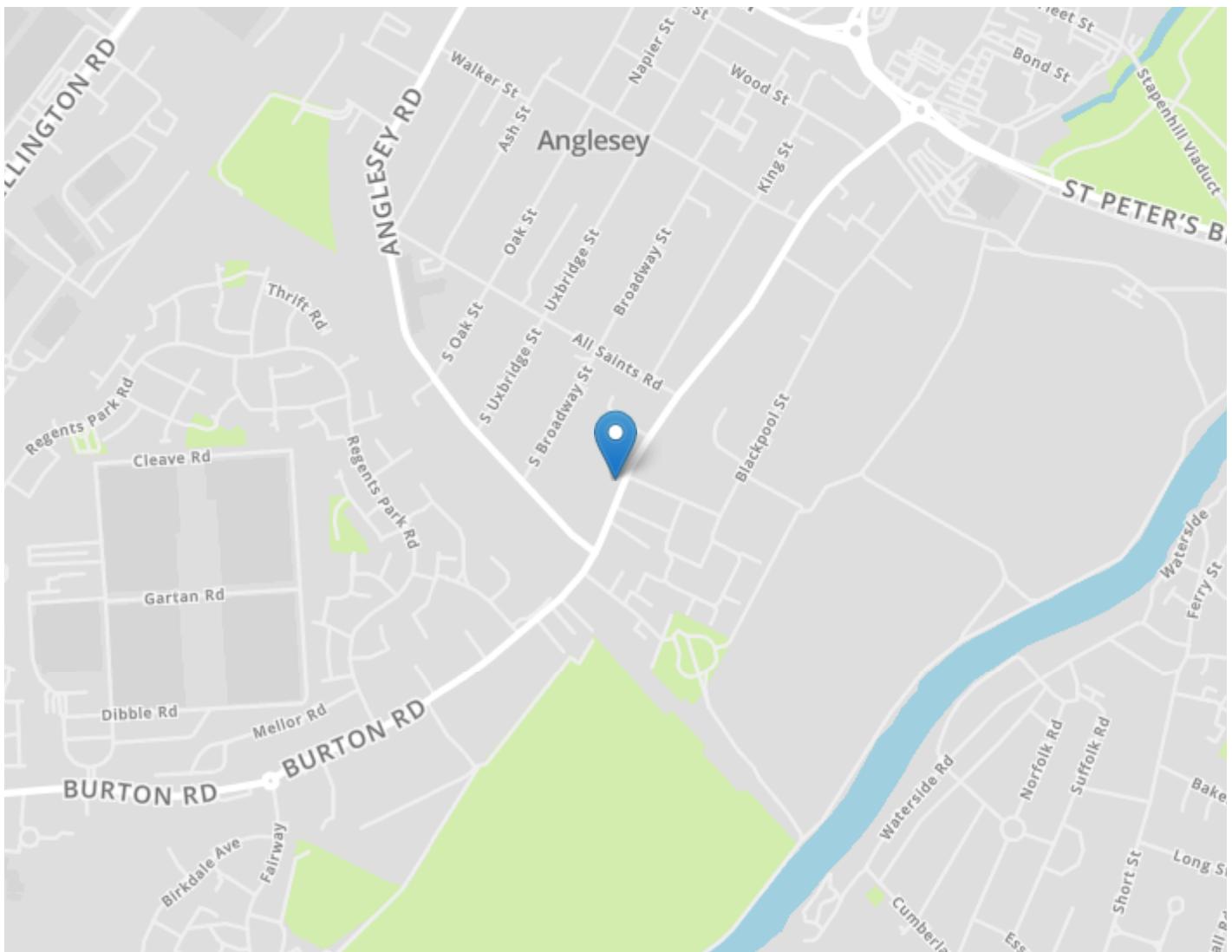
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Ground 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.