



Crew Partnership

Burton · Estate · Agents



**61 FAIRHAM ROAD
STRETTON
BURTON-ON-TRENT
DE13 0BS**

SEMI DETACHED HOME WITH 3 BEDROOMS + CONSERVATORY AND A GARAGE!
Conservatory, Fitted Kitchen, Dining Room, Lounge. Landing, 3 Bedrooms and a
REFITTED SHOWER ROOM. UPVC DG + GCH. Driveway leading to Garage. Front and
Rear Gardens. Cul-de-sac Location. NO UPWARD CHAIN

OFFERS OVER £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

Conservatory

13' 8" x 8' 5" (4.17m x 2.57m) Two uPVC double glazed windows to side aspect, two uPVC double glazed windows to rear aspect, uPVC double glazed door to Fitted Kitchen, uPVC double glazed double door to garden, plumbing for automatic washing machine.



Fitted Kitchen

9' 4" x 6' 7" (2.84m x 2.01m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in slimline dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring gas hob, vinyl flooring, door to storage cupboard, open plan to Dining Room.



Dining Room

12' 2" x 9' 1" (3.71m x 2.77m) Stairs leading to first floor landing, uPVC double glazed sliding door to Conservatory, double doors to Lounge.



Lounge

16' 0" x 11' 9" (4.88m x 3.58m) UPVC double glazed window to front aspect, live fuel effect gas fireplace, doors to under stairs storage cupboard and cloakroom.



Storage cupboard

UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, letterbox.



First Floor

Landing

Doors to all Bedrooms, Shower Room and a storage cupboard.



Master Bedroom

12' 0" x 9' 7" (3.66m x 2.92m) UPVC double glazed window to rear aspect, door to storage cupboard.



Second Bedroom

11' 9" x 8' 8" (3.58m x 2.64m) UPVC double glazed window to front aspect.



Third Bedroom

9' 0" x 7' 0" (2.74m x 2.13m) UPVC double glazed window to front aspect, wall mounted electric heater.



Shower Room

Refitted with three piece suite comprising double shower enclosure with electric shower and folding glass screen, vanity wash unit with mixer tap and low-level WC tiled surround, uPVC frosted double glazed window to rear aspect, electric heated towel rail, vinyl flooring.



Outside

Front and Rear Gardens

Tarmacked driveway leading to Garage. Paved front garden providing additional parking.

Gated access to rear garden, laid to paving with raised beds and a garden wall.



Additional Information

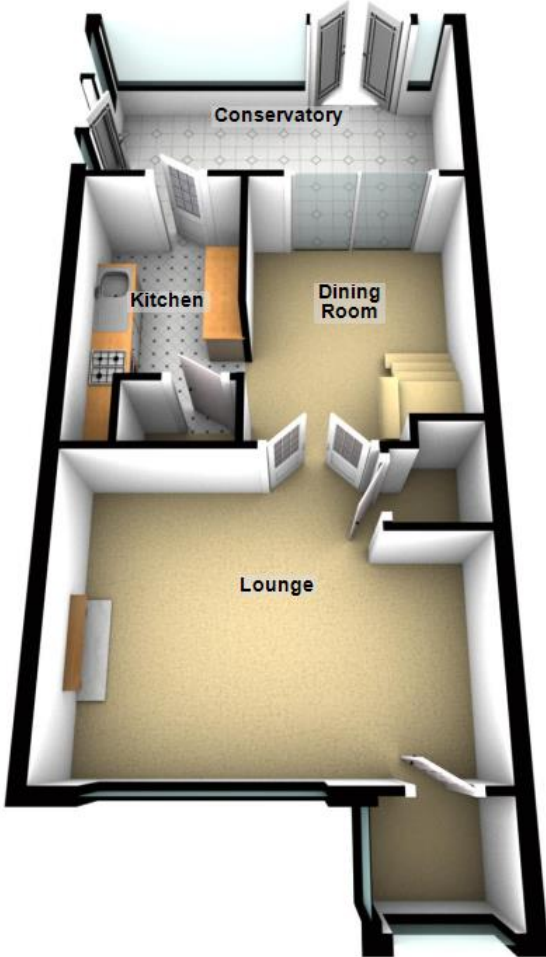
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 C

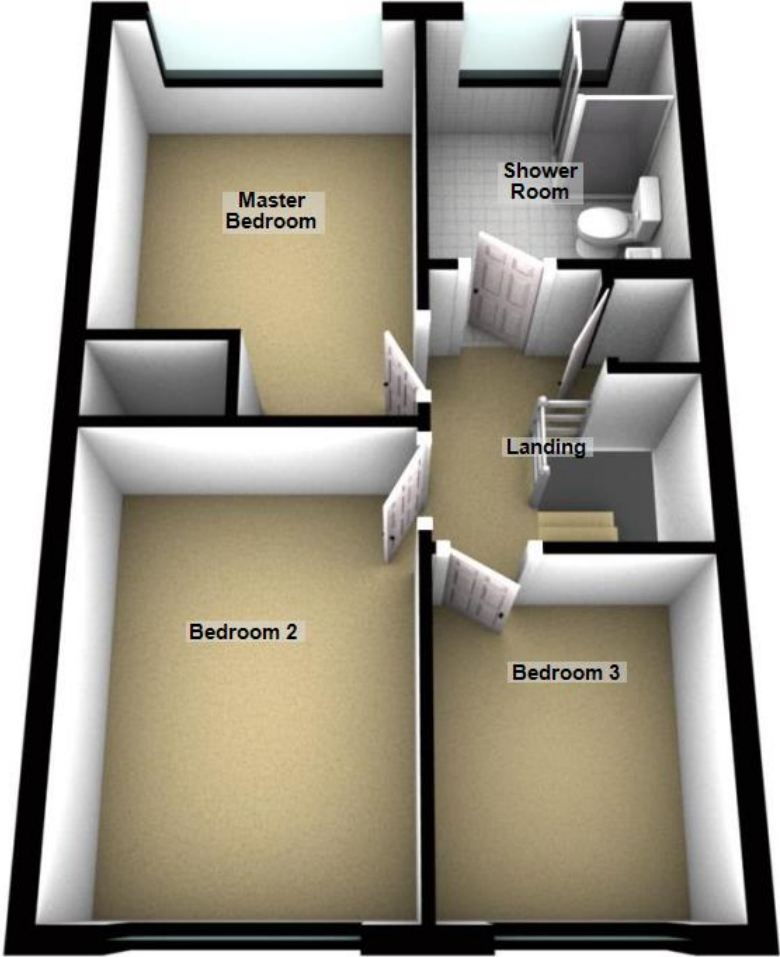
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

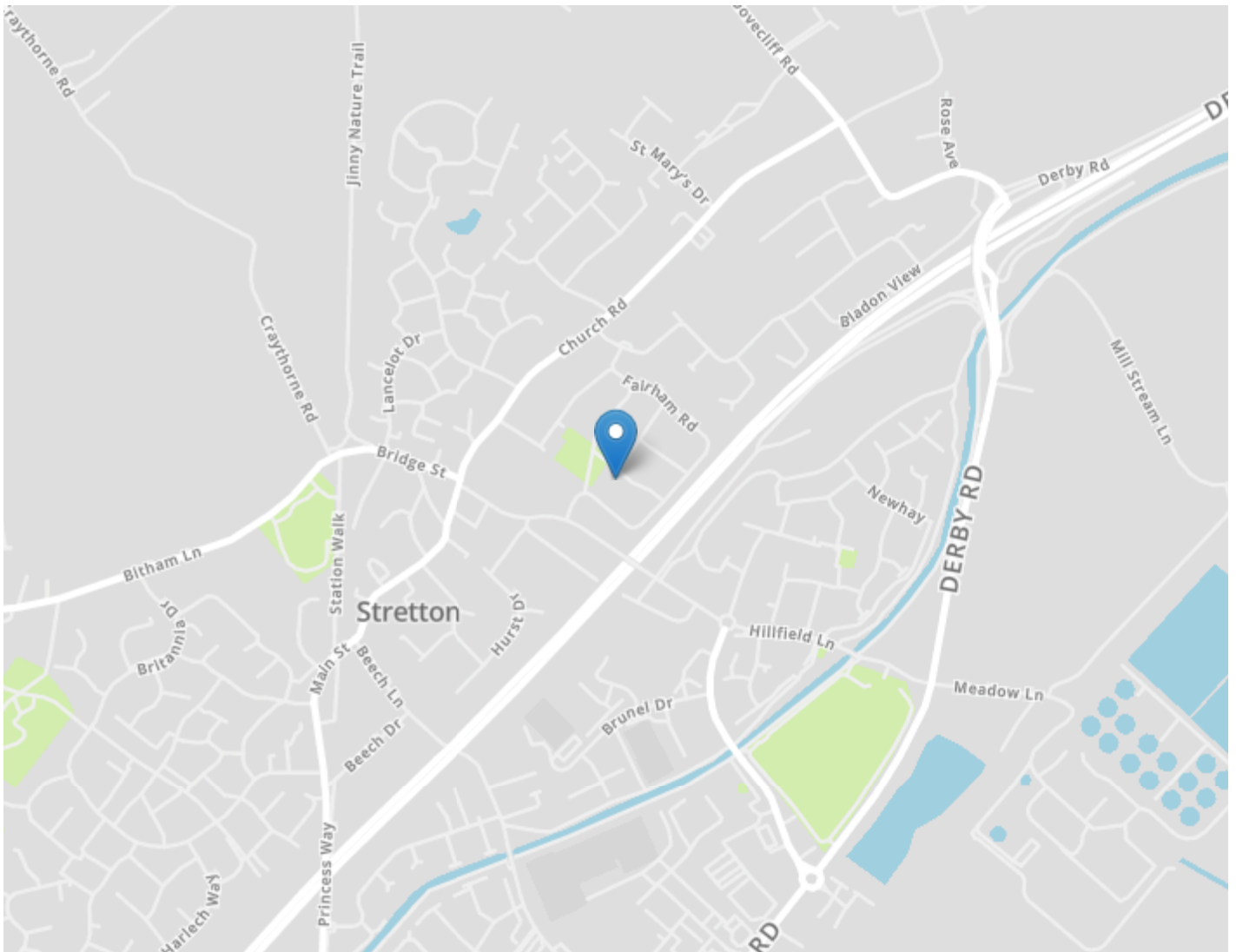
Ground Floor



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.