



Crew Partnership

Burton · Estate · Agents



**14 CEDAR ROAD
BARTON UNDER NEEDWOOD
BURTON-ON-TRENT
DE13 8LH**

EXTENDED 3 BED BUNGALOW BACKING ONTO ASH TREE POCKET PARK!
Dining Room, Kitchen, Lounge, Inner Hallway, 3 Bedrooms and a Bathroom. UPVC
DG + GCH. Front and Rear Gardens. Driveway to the front and GARAGE located to
the rear. Good school catchments. NO UPWARD CHAIN

£280,000 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

Dining Room

11' 3" x 10' 6" (3.43m x 3.20m) UPVC double glazed bow window to front aspect, radiator, laminate flooring, dado rail, coving to ceiling, uPVC double glazed opaque door to front, doors to Kitchen, Lounge and a storage cupboard



Kitchen

10' 0" x 9' 6" (3.05m x 2.90m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, plumbing for automatic washing machine, space for fridge/freezer, dishwasher and cooker, uPVC double glazed window to rear aspect, radiator, ceramic tiled flooring, coving to ceiling, uPVC double glazed opaque door to garden.



Lounge

14' 7" x 12' 2" (4.45m x 3.71m) UPVC double glazed bow window to front aspect, ornamental fireplace set in marble, mantle, radiator, laminate flooring, dado rail, coving to ceiling, door to Inner Hallway.



Inner Hallway

Radiator, dado rail, doors to all Bedrooms and Bathroom.

Master Bedroom

10' 6" x 9' 4" (3.20m x 2.84m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes with overhead storage, radiator, coving to ceiling.



Second Bedroom

9' 1" x 8' 7" (2.77m x 2.62m) UPVC double glazed window to side aspect, radiator.



Third Bedroom

9' 0" x 6' 0" (2.74m x 1.83m) UPVC double glazed window to side aspect, single radiator, loft hatch.



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect with concealed gas combination boiler serving heating system and domestic hot water, radiator, ceramic tiled flooring.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway to the front garage, side access. Sun patio seating area, outside cold water tap.

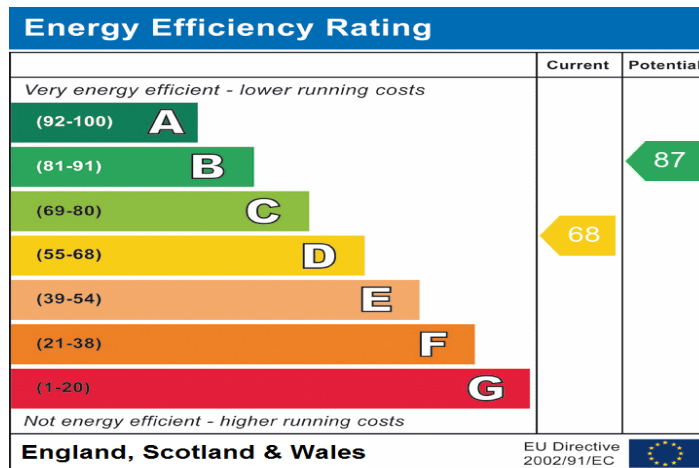


Additional Information

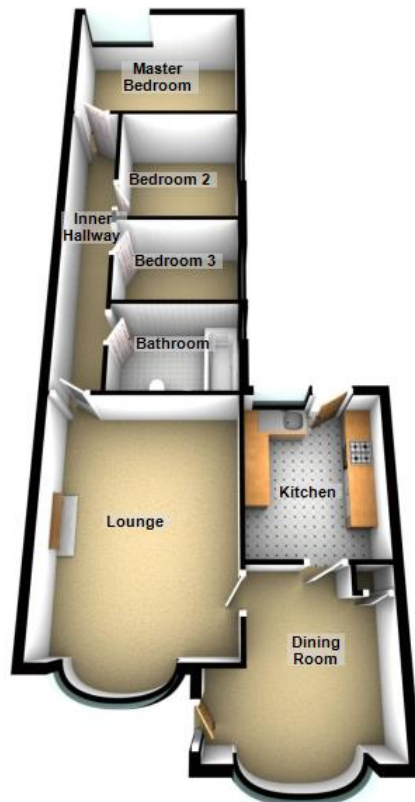
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

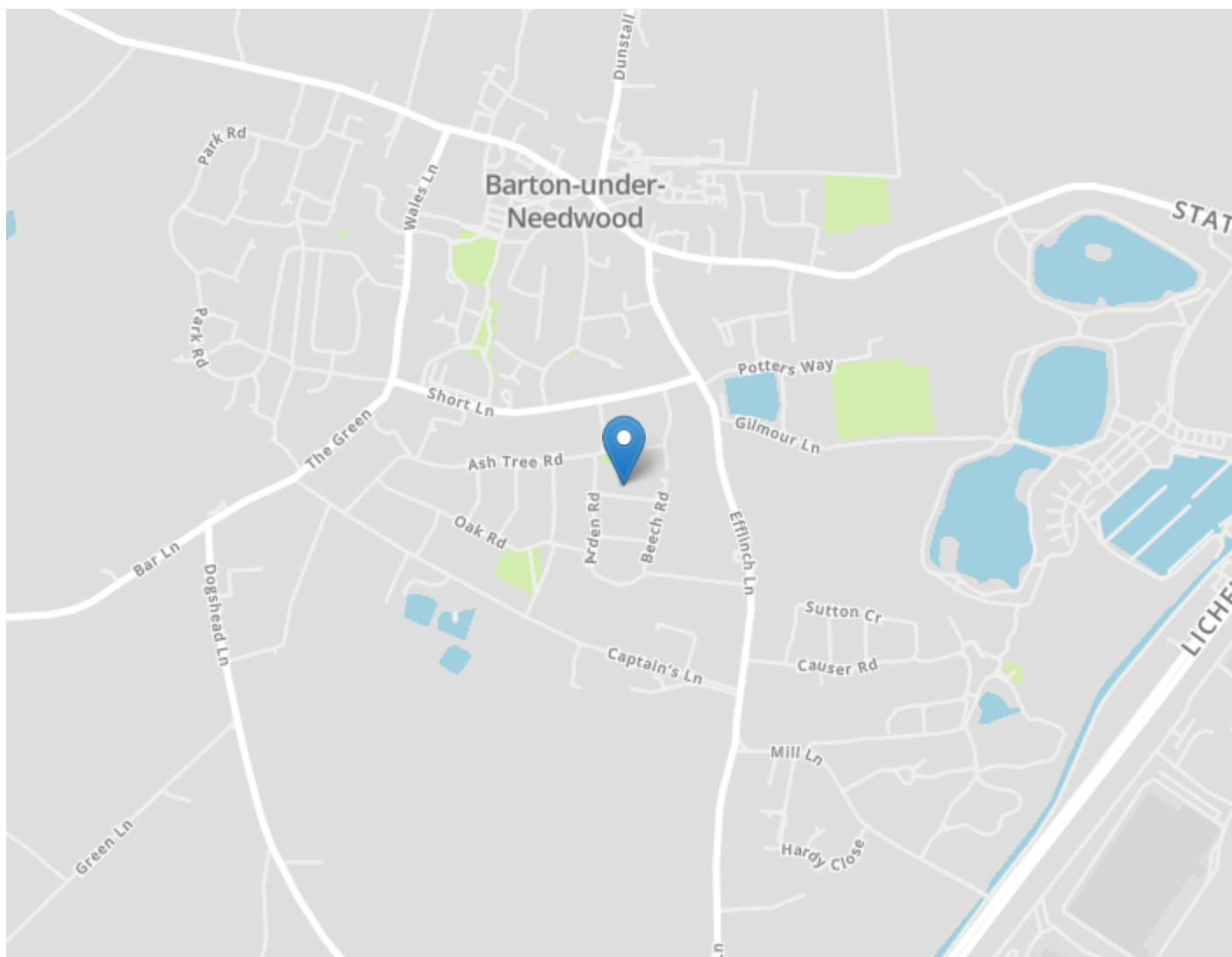
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC



Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.



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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.