



Crew Partnership

Burton • Estate • Agents



**4 HOLLOW LANE
WINSHILL
BURTON-ON-TRENT
DE15 0DR**

DETACHED BUNGALOW ON A CORNER PLOT WITH NO UPWARD CHAIN!
Porch, Entrance Hall, 17ft Lounge, Dining Room, Kitchen, 2 DOUBLE BEDROOMS
and a Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway
leading to Car Port and GARAGE. VIEWING RECOMMENDED

£235,000 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 opaque patio door to front, door to Entrance Hall.

Entrance Hall

Doors to Lounge, both Bedrooms and Bathroom.



Lounge

17' 3" x 11' 11" (5.26m x 3.63m) UPVC double glazed window to side aspect, uPVC double glazed window to front aspect, two radiators, open plan to Dining Room.



Dining Room

9' 10" x 9' 4" (3.00m x 2.84m) UPVC opaque double glazed window to front aspect, open plan to Kitchen.



Kitchen

9' 10" x 7' 4" (3.00m x 2.24m) Fitted with a matching range of base and eye level units, breakfast bar, stainless steel sink unit, uPVC double glazed window to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to Car Port.



Master Bedroom

12' 3" Max x 9' 4" (3.73m x 2.84m) UPVC double glazed window to side aspect, fitted with a range of wardrobes, radiator.



Second Bedroom

9' 9" x 9' 7" (2.97m x 2.92m) UPVC double glazed window to side aspect, radiator.



Bathroom

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted power shower and folding glass screen and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, radiator, loft hatch



Outside

Front, Side and Rear Gardens

Corner plot with front, side and rear gardens with a variety of shrubs and trees, driveway to the side leading to carport (Remote-controlled electric roller door) and garage, mainly laid to lawn. Sun patio seating area.

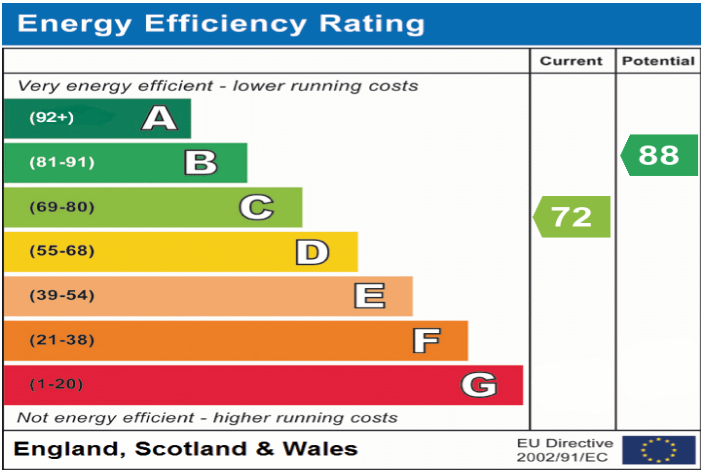


Additional information

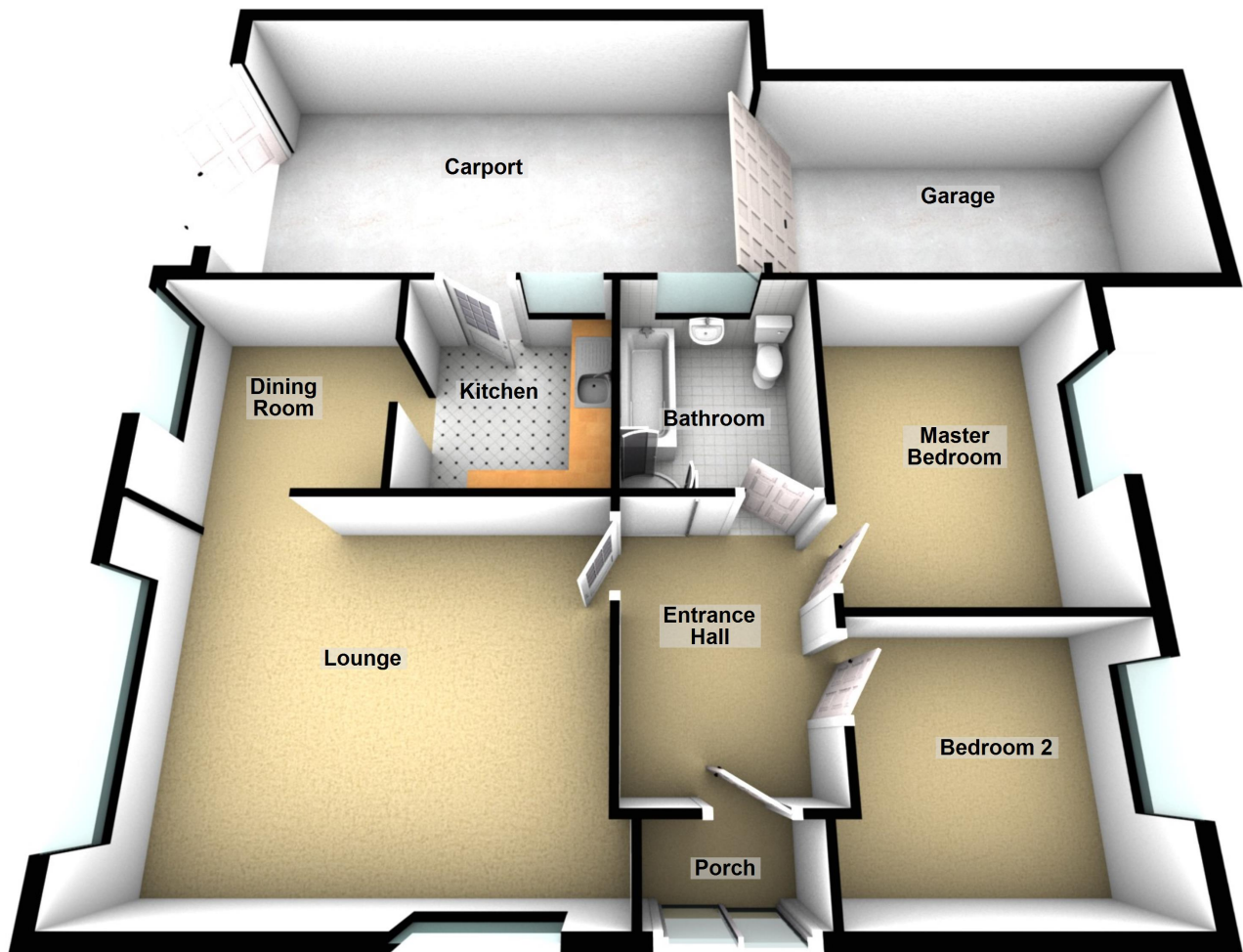
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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



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.