



Crew Partnership

Burton • Estate • Agents



**283 WETMORE ROAD
BURTON-ON-TRENT
STAFFORDSHIRE
DE14 1RD**

TRADITIONAL TERRACE IN NEED OF REFURBISHMENT WITH 2 DOUBLE BEDROOMS + WC/UTILITY! ENTRANCE HALL, Lounge, Dining Room, Kitchen and WC/Utility. Landing, 2 Double Bedrooms, Lobby and Bathroom. UPVC DG + GCH. Rear Garden. No Upward Chain. BE QUICK!!

£85,000 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

Entrance Hall

Stairs leading to first floor landing, doors to Lounge and Dining Room.

Lounge

12' 0" x 8' 7" (3.66m x 2.62m) UPVC double glazed window to front aspect, door to Lobby.

Lobby

Open plan to under-stairs storage cupboard, door to Dining Room.

Dining Room

11' 9" x 11' 0" (3.58m x 3.35m) UPVC double glazed window to rear aspect, double radiator, door to Kitchen.



Kitchen

9' 0" x 5' 8" (2.74m x 1.73m) Base units with worktop space over, stainless steel sink unit with mixer tap, space for fridge and freezer, window to side aspect, doors to Utility/WC and to the rear garden.



Utility/WC

Low-level WC, plumbing for automatic washing machine, opaque window to rear aspect with wall mounted gas boiler, double radiator.



First Floor

Landing

Doors to both Bedrooms and open plan to Lobby.

Master Bedroom

11' 8" x 12' 0" (3.56m x 3.66m) UPVC double glazed window to front aspect, double radiator, door to storage cupboard.



Second Bedroom

11' 9" x 8' 7" (3.58m x 2.62m) UPVC double glazed window to rear aspect, double radiator.



Lobby

Door to Bathroom.

Bathroom

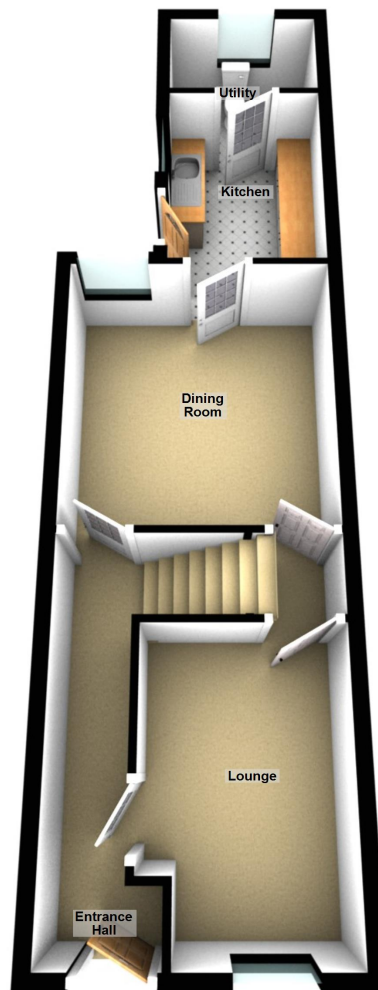
Fitted with three piece suite with panelled bath, pedestal wash hand basin and low-level WC, opaque window to rear aspect, double radiator.



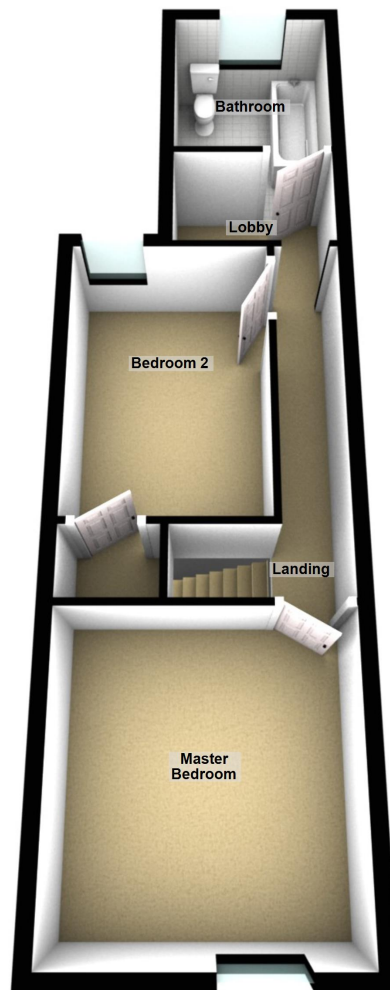
Outside

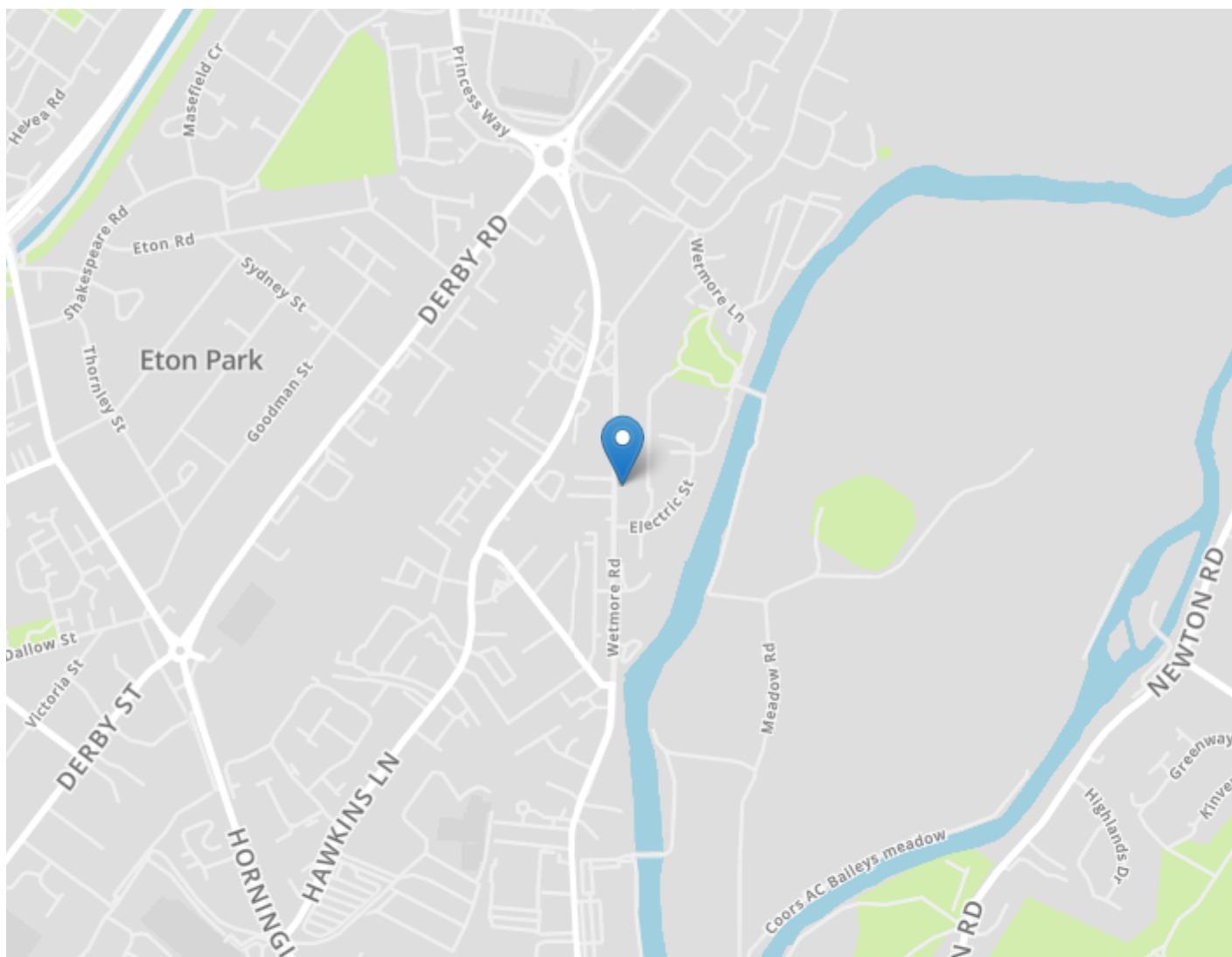
Rear Garden

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.