



# Crew Partnership

Burton • Estate • Agents



**109 VICTORIA CRESCENT  
BURTON-ON-TRENT  
DE14 2QF**

2 BEDROOMS + EPC RATING C + NO UPWARD CHAIN! Lounge, Lobby, Kitchen/Dining Room. Landing, 2 Bedrooms and a Bathroom. UPVC DG + GCH. Potentially a good first time buy or investment opportunity. call now to arrange a viewing on 01283 548548

**£99,950 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

#### Lounge

11' 11" x 11' 9" (3.63m x 3.58m) UPVC double glazed window to front aspect, laminate flooring, uPVC double glazed door to front, door to Lobby.



#### Lobby

Radiator, laminate flooring, stairway first floor landing, door to Kitchen/Dining Room.

#### Kitchen/Dining Room



12' 0" x 11' 9" (3.66m x 3.58m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring, doors to garden and under-stairs storage cupboard.



## First Floor

### Landing

Doors to both Bedrooms and Bathroom.

### Master Bedroom

12' 1" x 11' 9" (3.68m x 3.58m) UPVC double glazed window to front aspect, radiator, loft hatch, door to storage cupboard.



### Second Bedroom

10' 1" x 6' 7" (3.07m x 2.01m) UPVC double glazed window to rear aspect, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect.



### Outside

#### Rear Garden

Mainly laid to concrete.



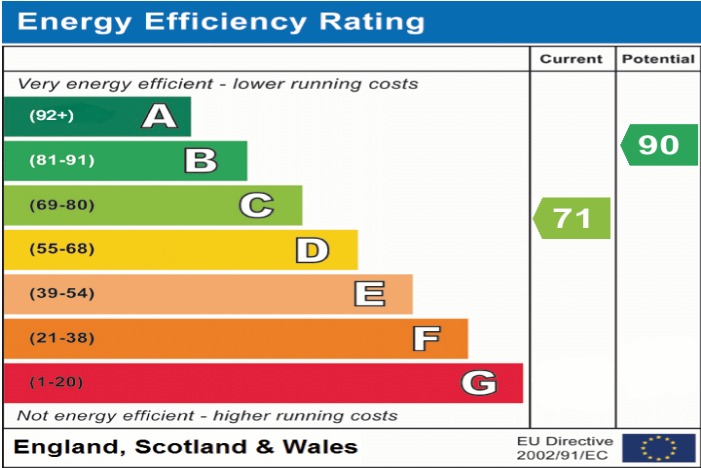
### Additional Information

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

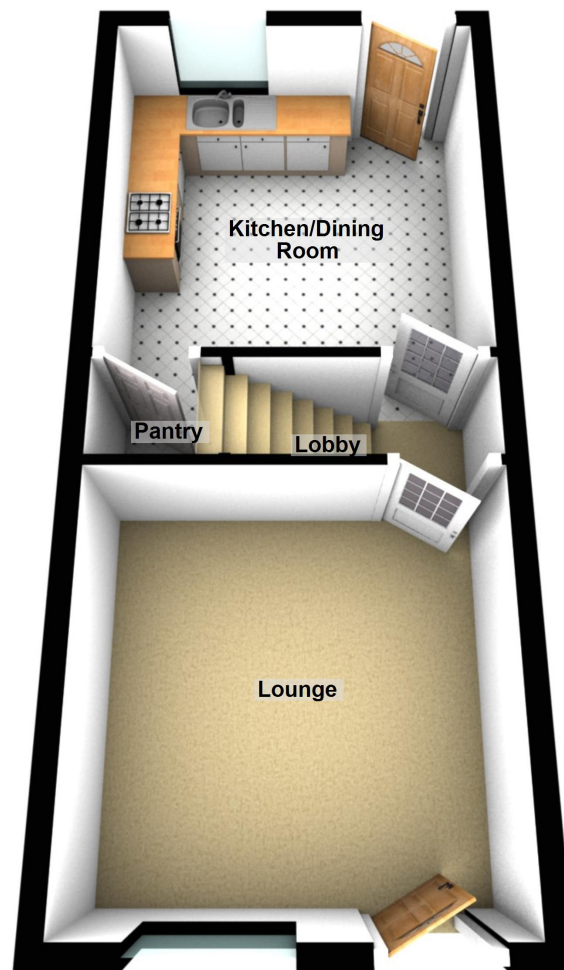
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



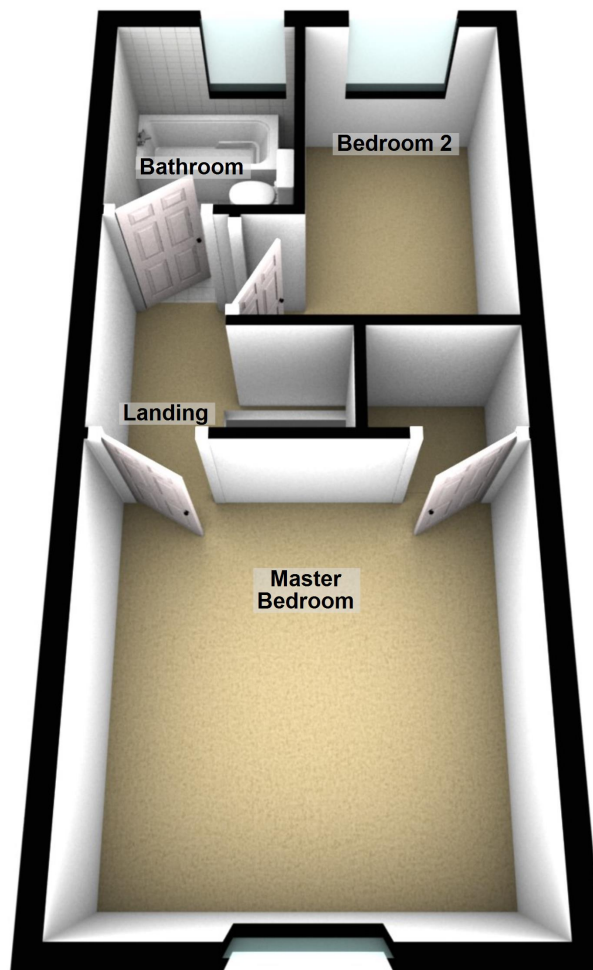


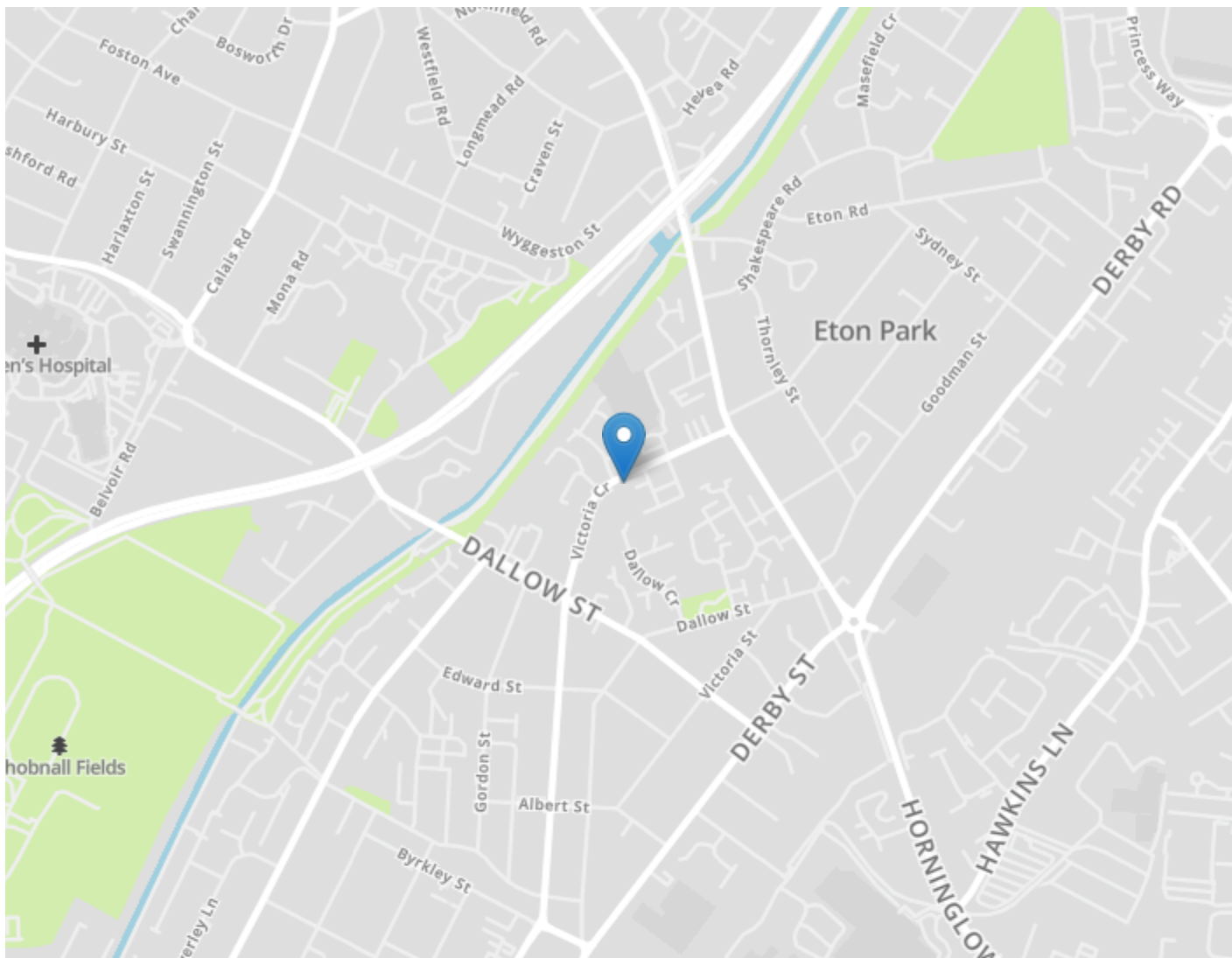
### Ground Floor





### 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.