



Crew Partnership

Burton · Estate · Agents



13 RANGEMORE STREET BURTON-ON-TRENT DE14 2ED

A LARGE TRADITIONAL TERRACED HOME WITH A TANDEM DOUBLE GARAGE AND NO UPWARD CHAIN! Entrance Hall, Inner Hallway, Dining Room open plan to Lounge, Inner Hallway, 15FT KITCHEN. Landing, 3 DOUBLE BEDROOMS, a Dressing Room and a large Family Bathroom. GCH. Front and Rear Gardens. Driveway leading to Tandem Double Garage. VIEWING RECOMMENDED

£200,000 FREEHOLD

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<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

Dado rail, door to front, door to Inner Hallway.



Inner Hallway

Radiator, original cornice style coving, stairway to galleried first floor landing, door to Dining Room.



Dining Room

10' 6" x 13' 5" (3.20m x 4.09m) UPVC double glazed window to rear aspect, radiator, coving to ceiling, open plan to Lounge, door to Kitchen.



Lounge

12' 6" x 10' 5" (3.81m x 3.17m) Double glazed box window to front aspect, coal effect gas fire set in wooden surround, radiator.



Inner Hallway

Ceramic tiled flooring, open plan to Kitchen, door to a storage cupboard.

Kitchen

15' 3" x 8' 0" (4.65m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and cooker, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, ceramic tiled flooring, coving to ceiling.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Dressing Room.



Master Bedroom

16' 2" x 9' 9" (4.93m x 2.97m) Two uPVC double glazed windows to rear aspect, radiator, coving to ceiling, fitted double wardrobe.



Second Bedroom

13' 9" x 13' 0" (4.19m x 3.96m) UPVC double glazed window to front aspect, radiator, coving to ceiling.



Third Bedroom

14' 0" x 8' 0" (4.27m x 2.44m) Window to front aspect, radiator.



Dressing Room

Door to Bathroom.

Bathroom

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



Outside

Front and Rear Gardens

Established front and rear gardens, driveway to the front leading to garage, mainly laid to gravel.

GARAGE. With power and light connected, uPVC opaque double glazed window to rear aspect, uPVC door to garden, double door.

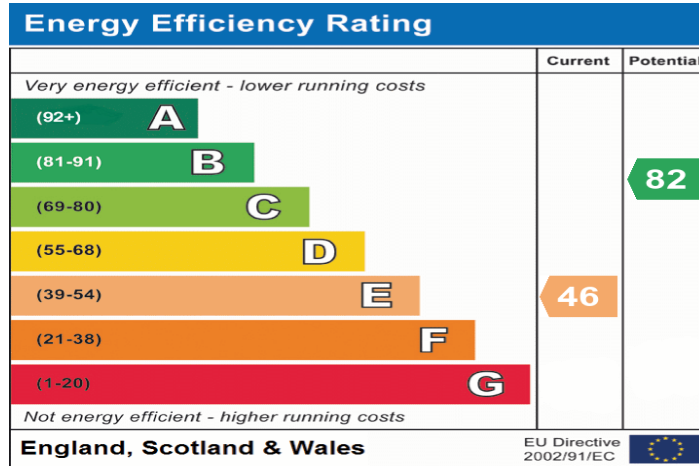


Additional Information

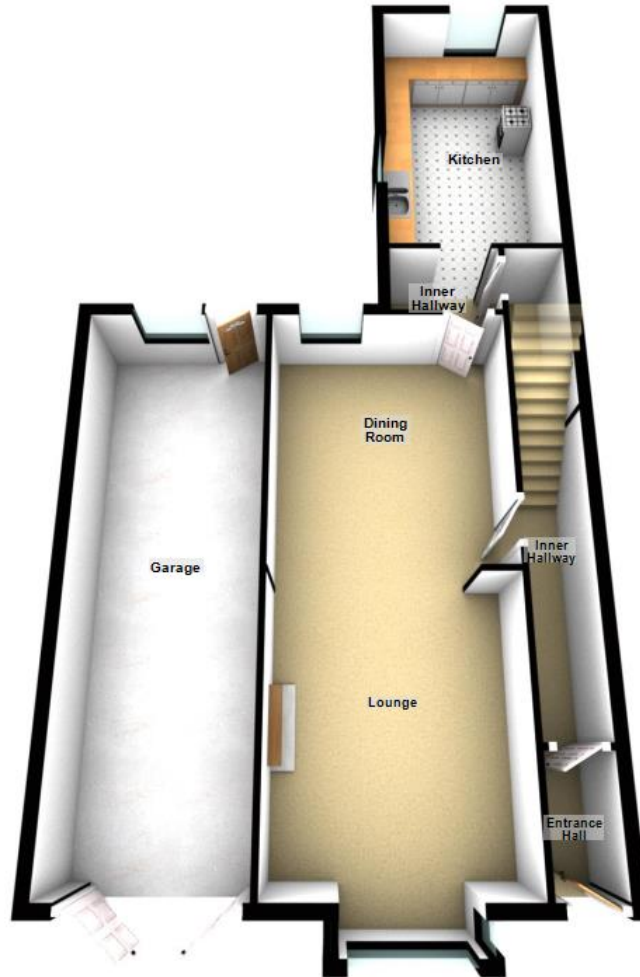
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 B

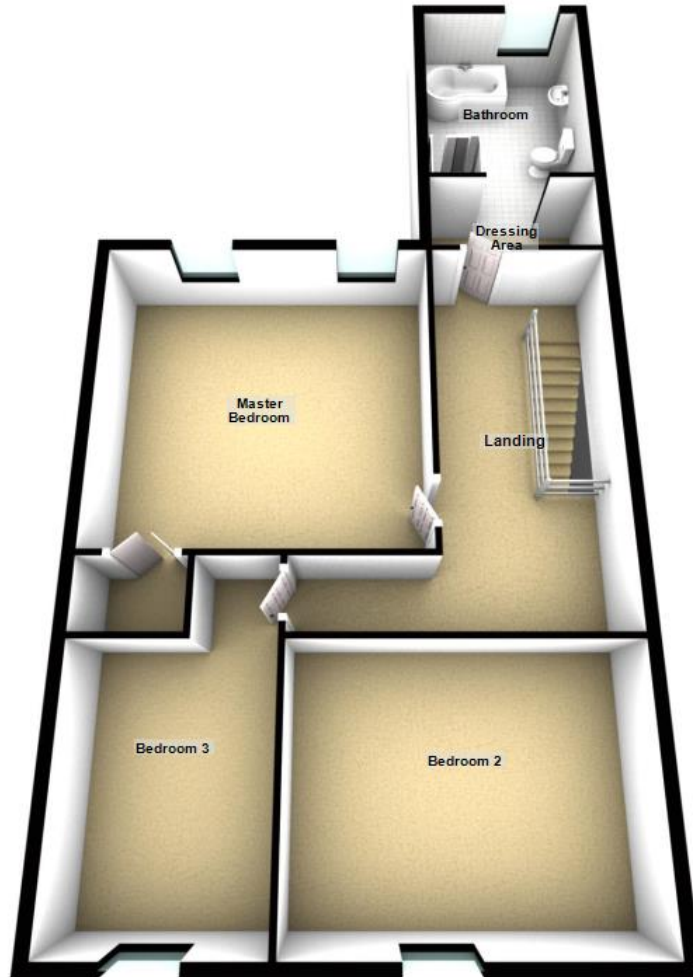


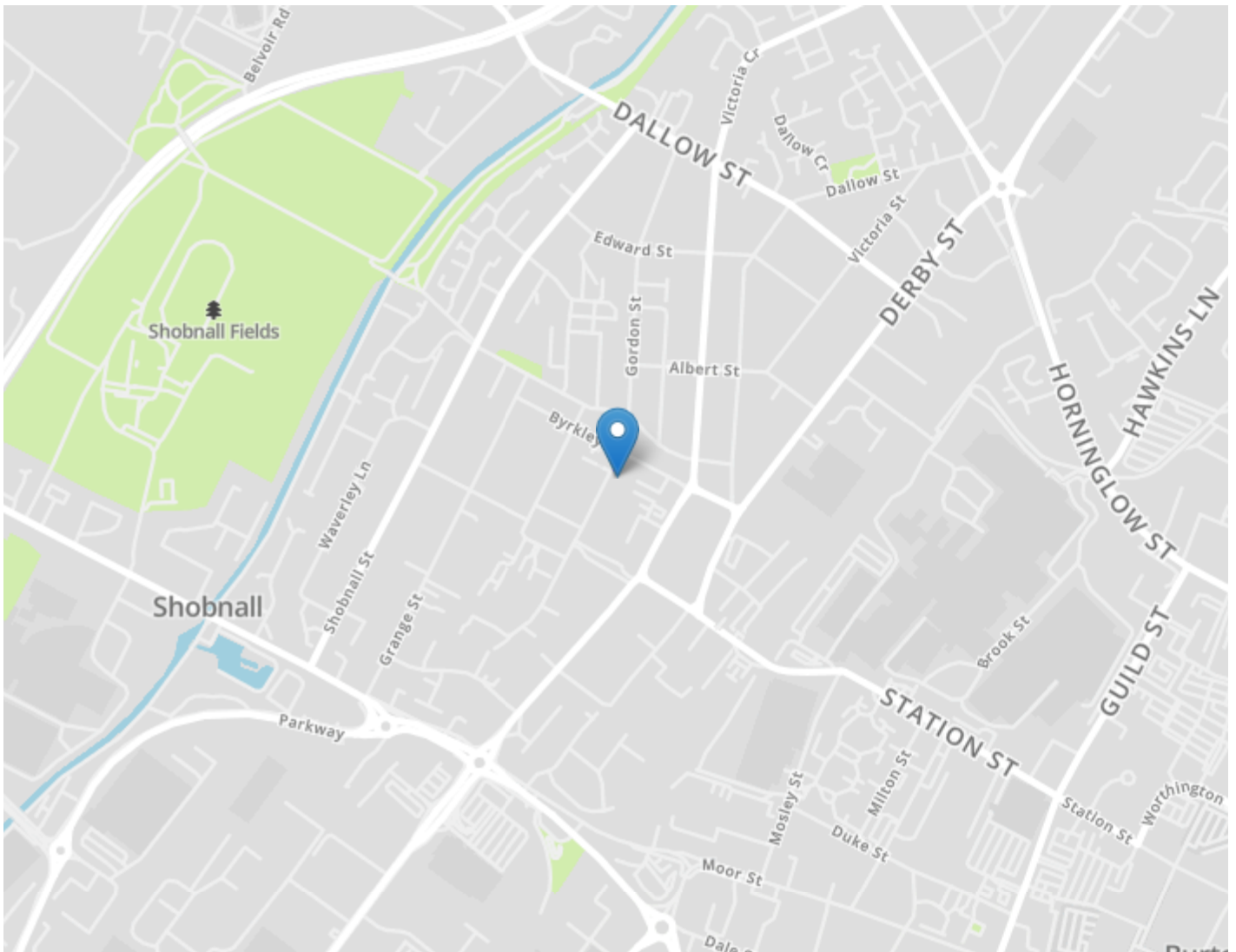
Ground Floor



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.