



Crew Partnership

Burton · Estate · Agents



**20 EVERSLED WAY
BURTON-ON-TRENT
DE14 3LU**

3 STOREY TOWNHOUSE WITH 4 GOOD SIZED BEDROOMS + PARKING!
Entrance Hall, REFITTED KITCHEN, Cloakroom, Lounge/Diner. Landing, 2
Bedrooms and a Family Bathroom. Landing, MASTER BEDROOM + EN-SUITE
and a further Bedroom. DG + GCH. Front and Rear Gardens. Parking Space. Close
to town location. NO UPWARD CHAIN

£210,000 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

Radiator, laminate flooring, stairway to first floor landing, double glazed door to front, doors to Fitted Kitchen, Cloakroom and Lounge/Diner.

Fitted Kitchen

9' 9" x 9' 0" (2.97m x 2.74m) 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, plumbing for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, vertical radiator, double glazed window to front aspect with concealed gas boiler serving heating system and domestic hot water.



Lounge/Diner

17' 0" x 13' 0" (5.18m x 3.96m) Two double glazed windows to rear aspect, two radiators, double glazed french double doors to garden, door to under stairs storage cupboard.



First Floor

Landing

Stairway to galleried second floor landing, doors to both Bedrooms, Family Bathroom and an airing cupboard housing the hot water tank.



Second Bedroom

13' 0" x 11' 5" (3.96m x 3.48m) Double glazed window to rear aspect, radiator.



Fourth Bedroom

13' 0" x 7' 9" (3.96m x 2.36m) Two Double glazed windows to front aspect, radiator.



Bathroom

Fitted with three piece suite comprising panelled bath, with shower over and a folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, radiator.



Second Floor

Landing

Radiator, doors to both Bedrooms.



Master Bedroom

13' 0" x 11' 7" (3.96m x 3.53m) Double glazed window to rear aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan tiled splashback, radiator.



Third Bedroom

13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to front aspect, radiator, door to storage cupboard.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, driveway to the side car parking space, side access. Sun patio seating area.



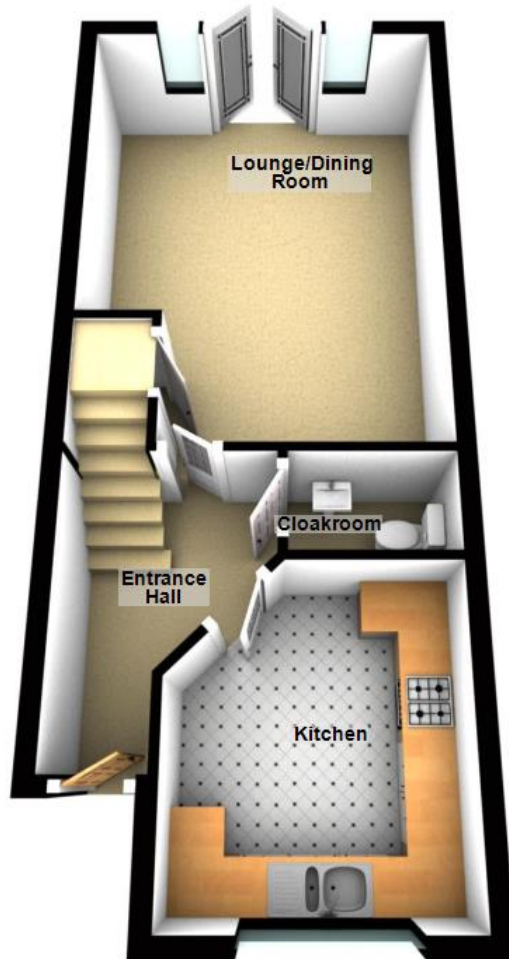
Additional Information

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.

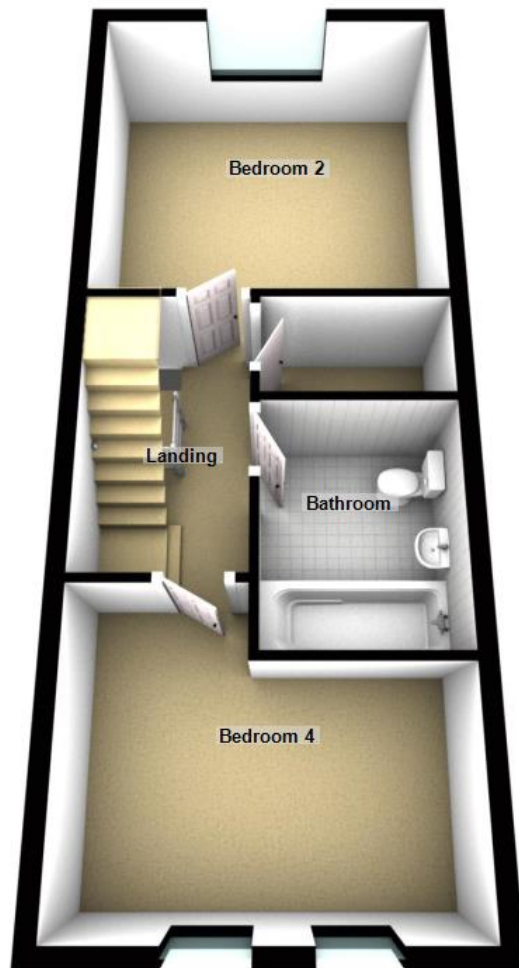
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Ground Floor

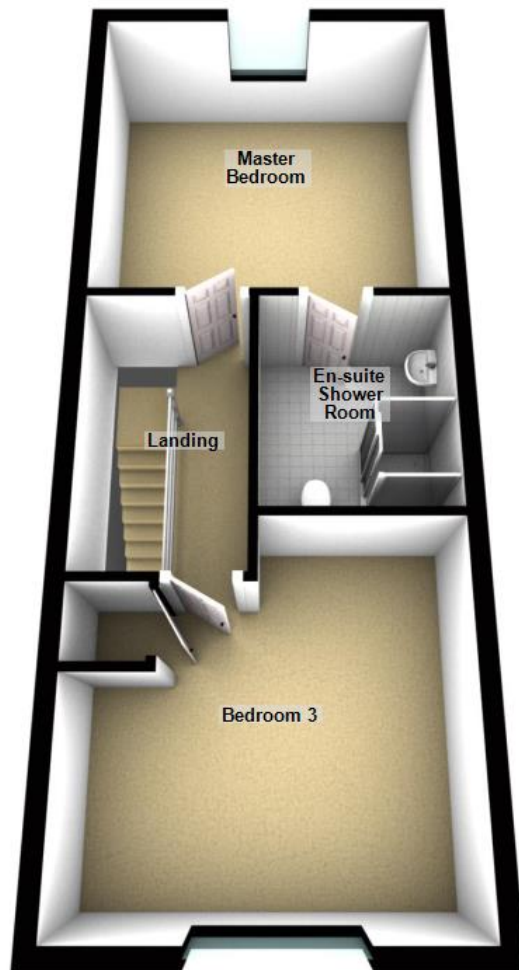


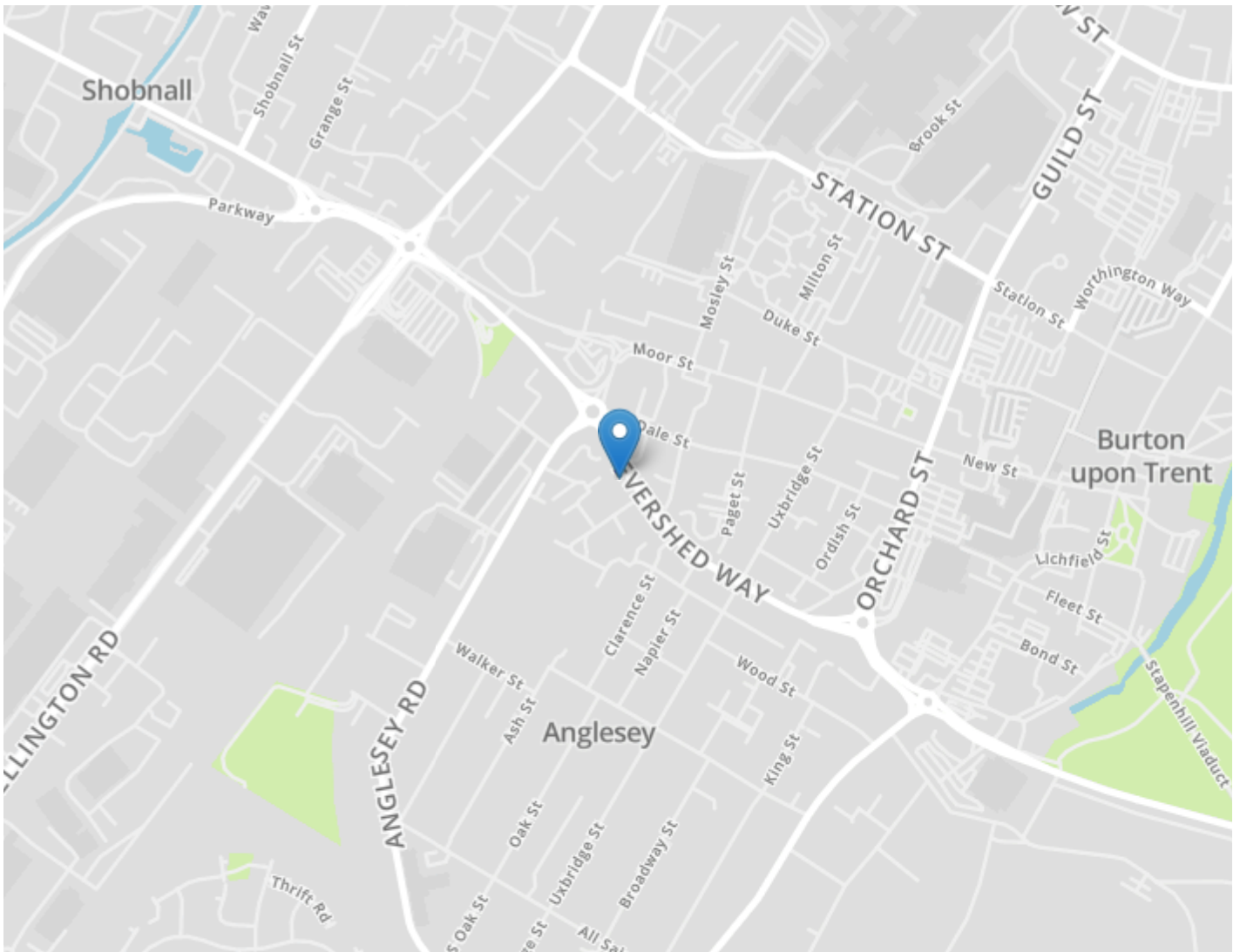
For use by Crew Partnership only
Plan produced using PlanUp.

First Floor



Second 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.