



# Crew Partnership

Burton · Estate · Agents



**42 BEECH LANE  
STRETTON  
BURTON-ON-TRENT  
DE13 0DX**

EXTENDED TRADITIONAL TERRACE WITH A GARAGE AND PARKING TO THE REAR! Lounge, 18FT KITCHEN/DINING ROOM, Lobby and Downstairs Bathroom. Landing and 2 BEDROOMS. UPVC DG + GCH. Front and Rear Gardens. Parking and a Garage to the rear accessed off Princess Way. Popular Village Location. NO UPWARD CHAIN!

**£189,950 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

12' 3" x 11' 11" (3.73m x 3.63m) UPVC double glazed window to front aspect, radiator, door to Kitchen/Dining Room.



### **Kitchen/Dining Room**

L-Shaped 18' 4" Max x 12' 5" Max(5.59m x 3.78m) Fitted with a matching range of base and eye level units with worktop space over, belfast sink unit with mixer tap, washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, skylight, two radiators, tiled flooring, uPVC double glazed door to garden, door to a storage cupboard, open plan to Lobby.



### **Lobby**

Tiled flooring, loft hatch, stairs leading to first floor landing, door to Bathroom.

### **Bathroom**

Fitted with three piece suite with comprising, bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC double glazed window to rear aspect, double radiator, vinyl flooring.



### **First Floor**

#### **Landing**

Doors to both Bedrooms.

#### **Master Bedroom**

12' 5" x 12' 0" (3.78m x 3.66m) UPVC double glazed window to front aspect, radiator.



### Second Bedroom

L-Shaped 9' 8" Max x 9' 8" Max (2.95m x 2.95m)

PVC double glazed window to rear aspect, radiator, laminate flooring, door to a storage cupboard.



## Outside

### Front and Rear Gardens

Steps leading to the front of the property bordered by some beds ready for planting.

Rear garden mainly laid to lawn and bordered by a variety of plants and bushes. A garden path leads to the rear of the property with access to a Garage and parking to the rear.



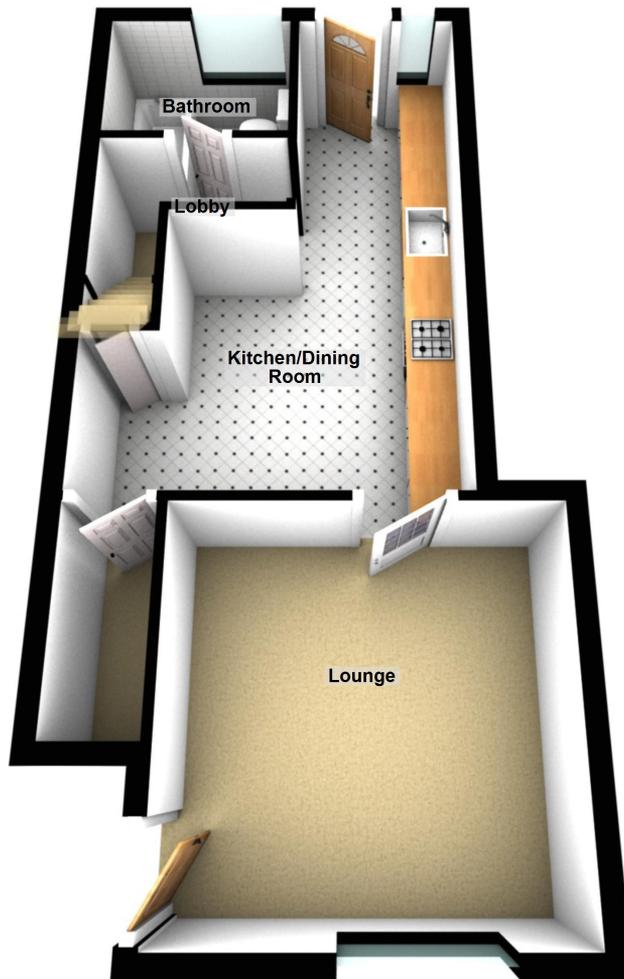
### Additional Information

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

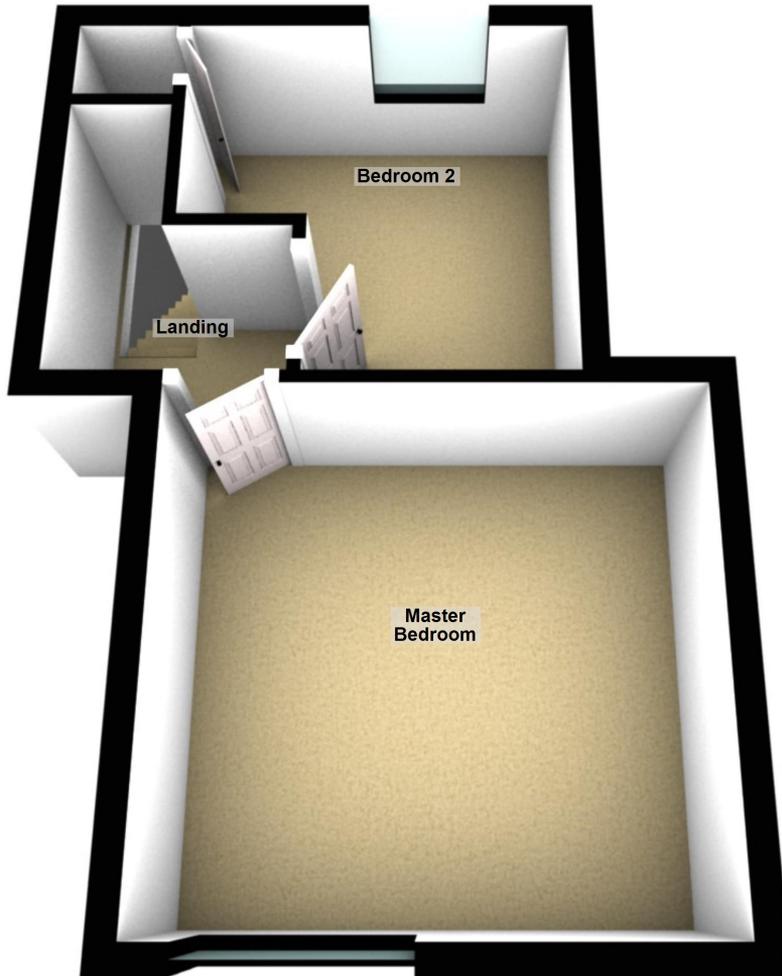
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

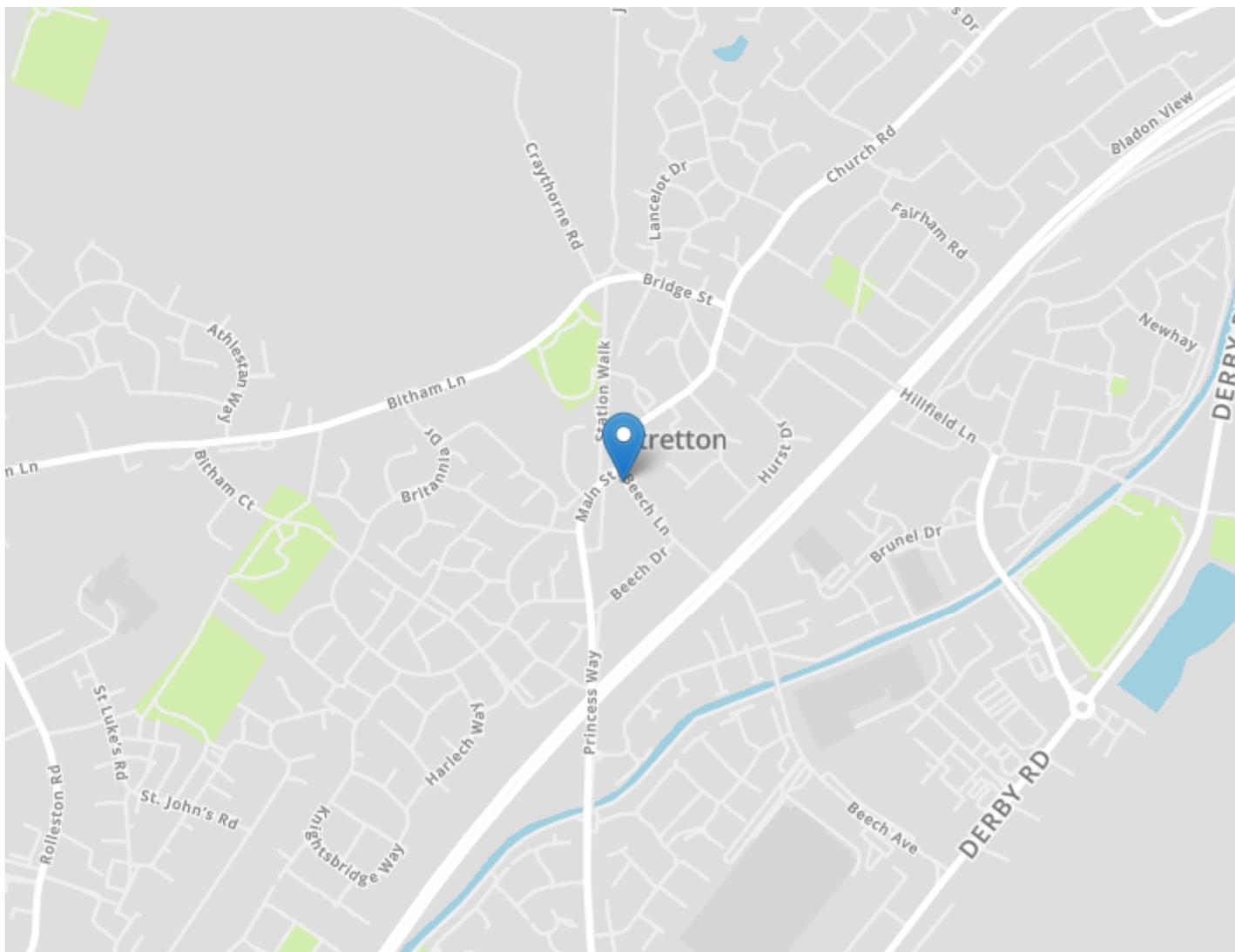
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band A

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.