



Crew Partnership

Burton • Estate • Agents



**93 FAIRWAY
BRANSTON
BURTON-ON-TRENT
STAFFORDSHIRE
DE14 3EH**

SEMI DETACHED HOME ON THE GOLF CLUB ESTATE WITH A REFITTED SHOWER ROOM! Entrance Hall, Lounge, 12FT KITCHEN/BREAKFAST ROOM. Landing, 2 Bedrooms and a Refitted Shower Room. UPVC DG + GCH. Driveway to front and side providing parking for 3 cars. Private Rear Garden. NO UPWARD CHAIN!

£187,950 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

Entrance Hall

UPVC double glazed opaque door to front, doors to Lounge and a storage cupboard.

Lounge



.57m x 3.86m) UPVC double glazed window to front aspect, double radiator, open plan stairway to galleried first floor landing, door to Kitchen/Breakfast Room.

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Kitchen/Dining Room



86m x 2.59m) 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 with tiled splashbacks, space for fridge/freezer and cooker, uPVC double glazed window to rear aspect, double radiator, uPVC double glazed door to garden.

First Floor

Landing

Loft hatch, doors to both Bedrooms and Shower Room.

Master Bedroom



12' 8" x 8' 4" (3.86m x 2.54m) Two uPVC double glazed windows to rear aspect, radiator.

Second Bedroom



86m x 2.18m) Two uPVC double glazed windows to front aspect, radiator, door to storage cupboard housing a wall mounted concealed gas combination boiler serving heating system and domestic hot water

Shower Room



with three piece suite comprising double shower enclosure with fitted power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan tiled surround, uPVC double glazed window to side aspect.

Outside

Front and Rear Gardens



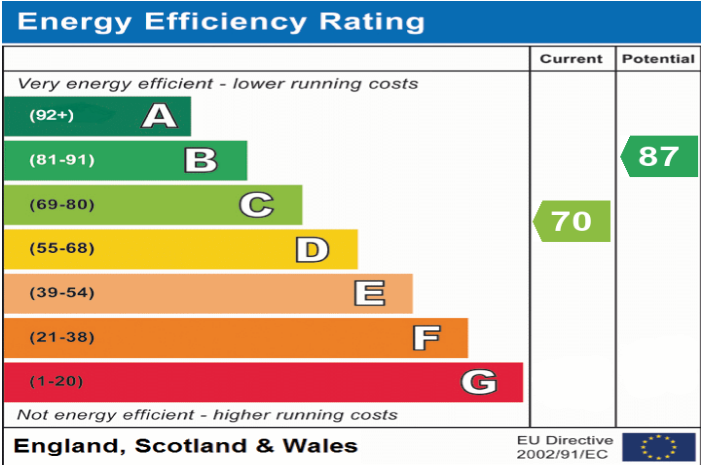
t and rear gardens with a variety of shrubs and trees, mainly laid to lawn, driveway to the side car parking space for three cars, outside cold water tap. Sunken sun patio seating area.

Additional Information

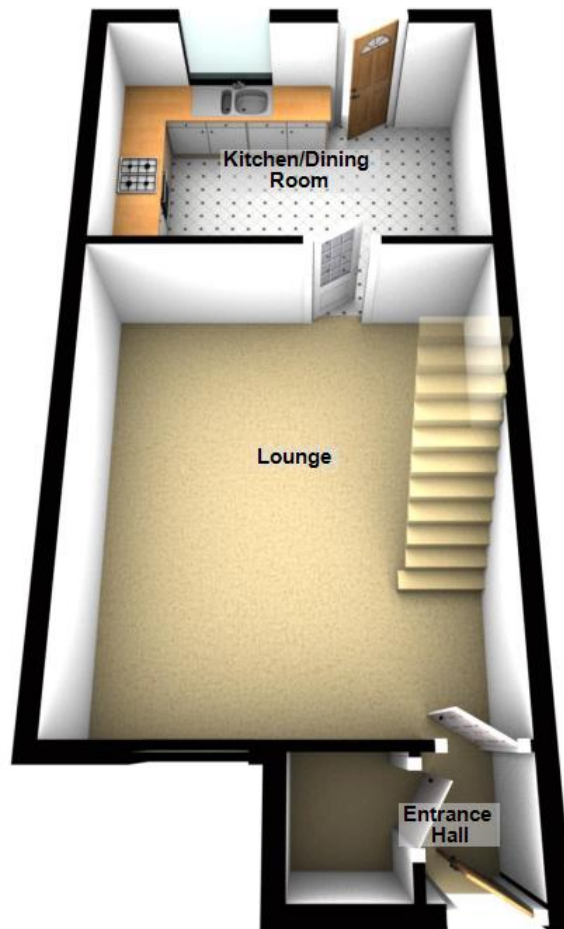
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 B

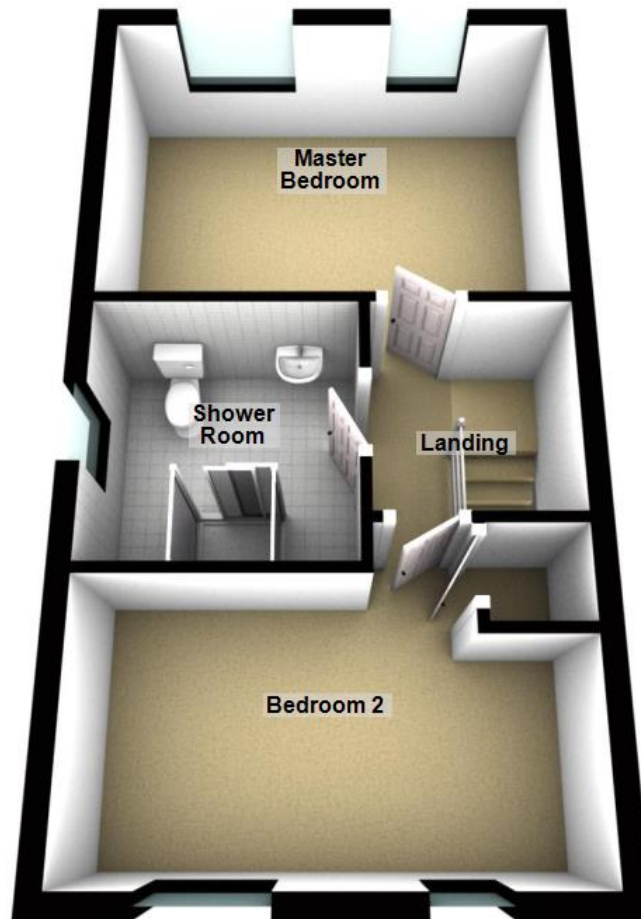


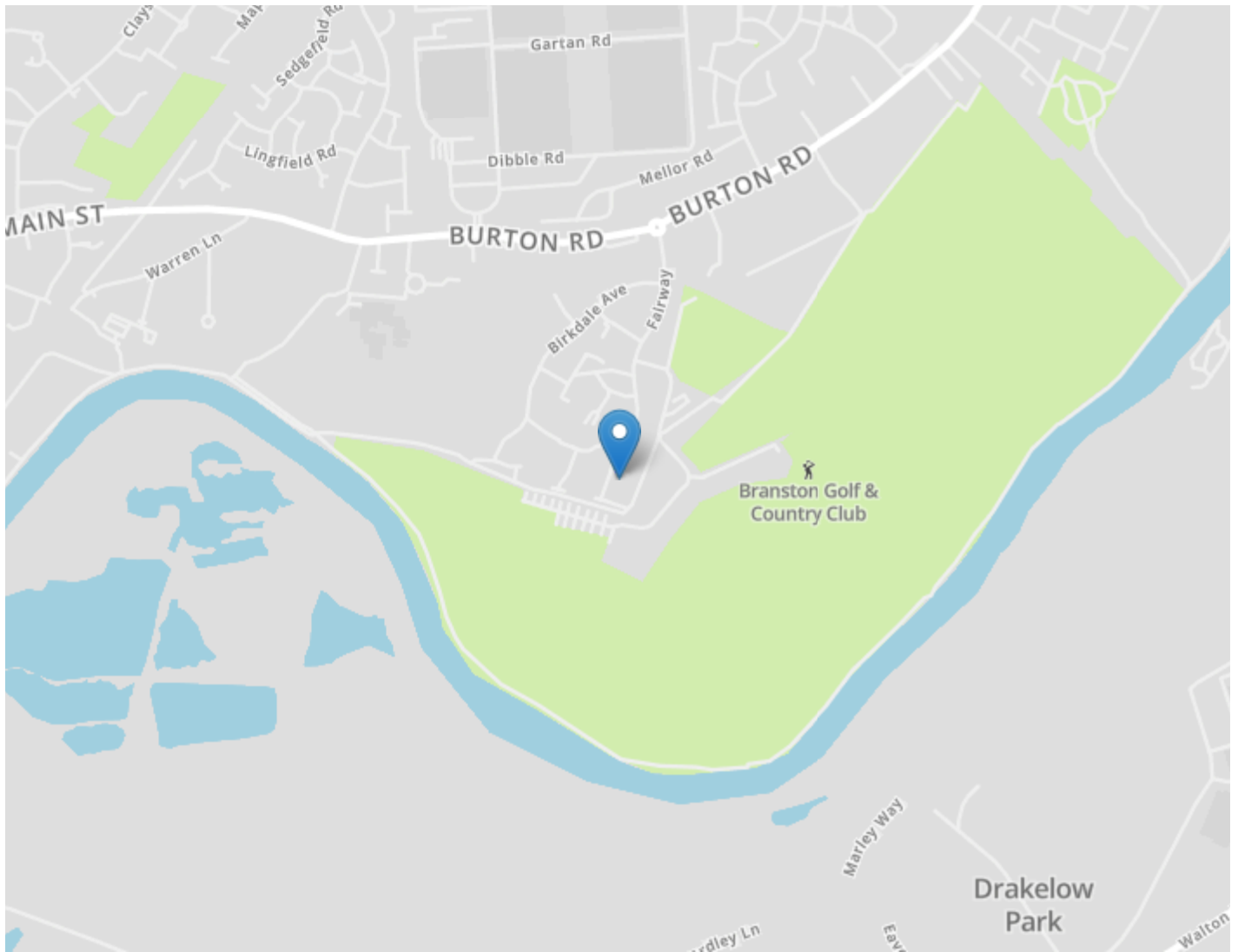
Ground Floor



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.