



Crew Partnership

Burton · Estate · Agents



**3 CLOUGH DRIVE
STRETTON
BURTON-ON-TRENT
DE14 2DL**

3 STOREY, SEMI DETACHED HOME WITH BEDROOMS AND OFFERING NO UPWARD CHAIN! Entrance Hall, Cloakroom, UTILITY ROOM. Landing, Lounge/Dining Room and Kitchen/Breakfast Room both offering Juliet Balcony's. Landing, MASTER BEDROOM + EN-SUITE, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. POPULAR VILLAGE LOCATION

£225,000 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

UPVC double glazed window to side aspect, Storage cupboard, two radiators, tiled flooring, stairs leading to first floor landing, hardwood double glazed door to front, doors to Cloakroom, Utility Room and Garage.



Cloakroom

UPVC frosted double glazed window skylight to side aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, two radiators, tiled flooring.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, vent for tumble dryer, tiled flooring, hardwood double glazed door to garden.



First Floor

Landing

UPVC double glazed window to front aspect, stairs leading to second floor landing, doors to Lounge/Dining Room and Kitchen/Breakfast Room.



Lounge/Dining Room

L-Shaped 15' 9" x 17' 0" (4.80m x 5.18m) Three uPVC double glazed windows to rear aspect, double radiator, radiator, laminate flooring, uPVC double glazed double door to Juliet Balcony.



Kitchen/Breakfast Room

10' 8" x 9' 4" (3.25m x 2.84m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for dishwasher, space for freezer and fridge/freezer, radiator, vinyl flooring, uPVC double glazed double door to Juliet Balcony.



Second Floor

Landing

UPVC double glazed window to side aspect, radiator, doors to all Bedrooms, Family Bathroom and an airing cupboard.

Master Bedroom

10' 0" x 9' 8" (3.05m x 2.95m) UPVC double glazed window to front aspect, radiator, fitted double wardrobes, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite with comprising, shower enclosure, vanity wash hand basin with mixer tap, low-level WC and extractor fan tiled splashback, uPVC frosted double glazed window to front aspect, heated towel rail.



Second Bedroom

10' 0" x 9' 3" (3.05m x 2.82m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

11' 0" x 6' 0" (3.35m x 1.83m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite with comprising, bath with shower attachment over and shower curtain, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, heated towel rail, laminate tiled flooring.



Outside

Front and Rear Gardens

Front garden mainly laid to slate, with a paved footpath leading to the property and a tarmacked driveway leading to the Garage.

A low maintenance rear garden mainly laid stone.



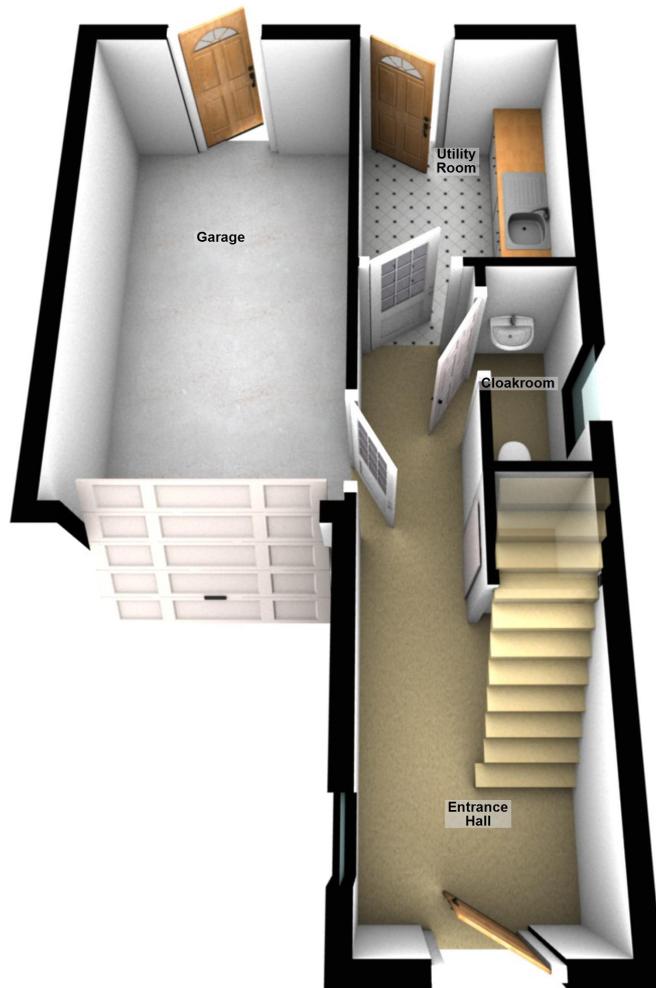
Additional Information

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

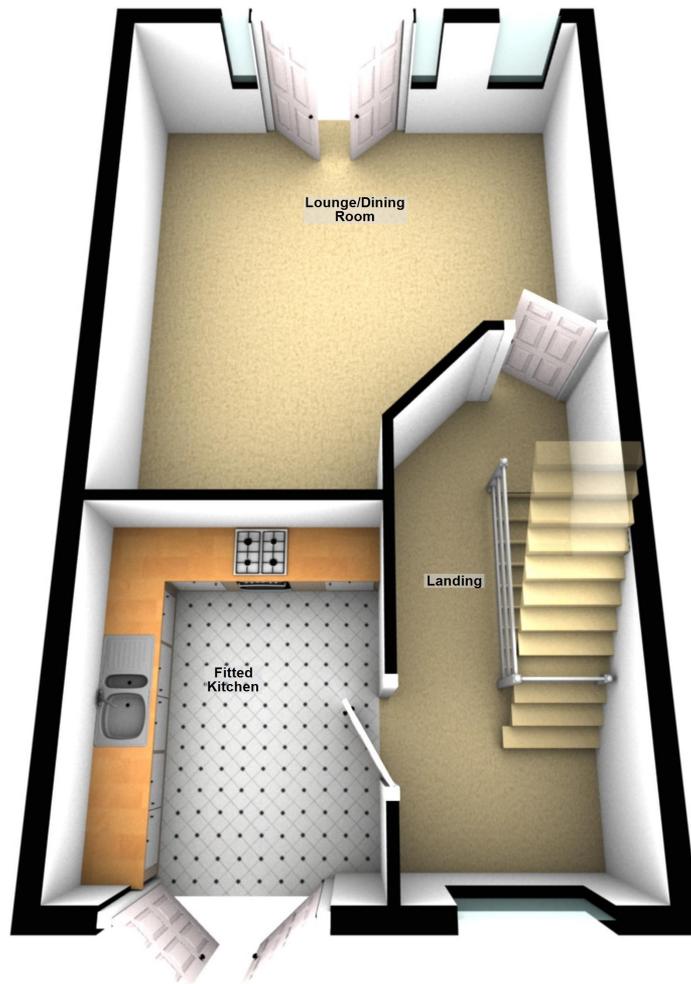
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

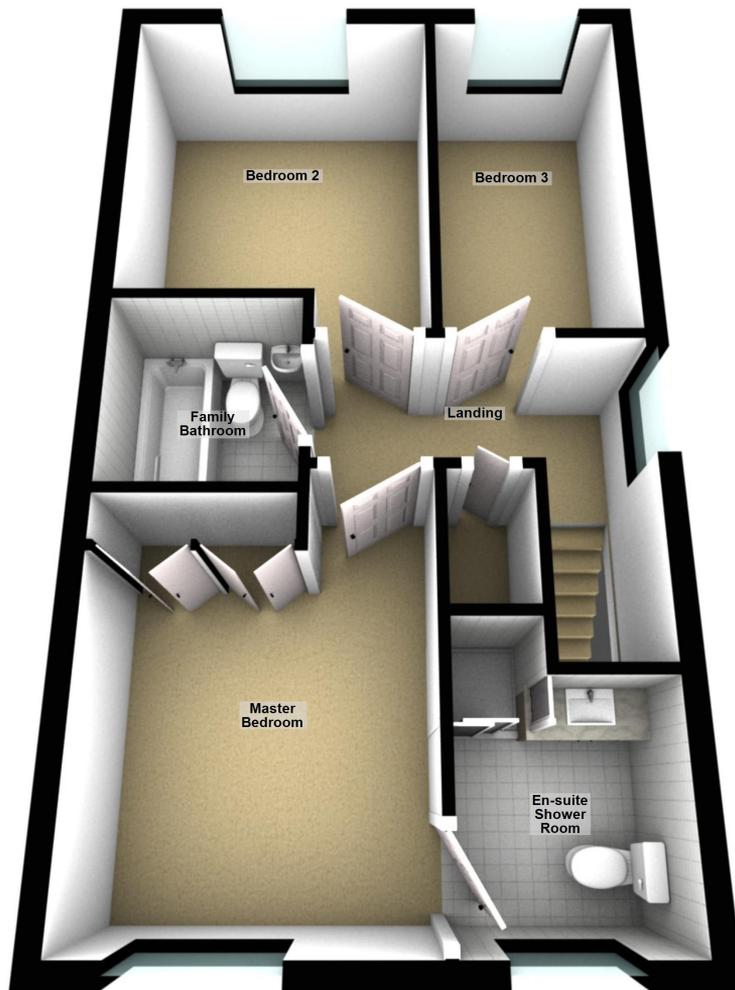
Ground Floor

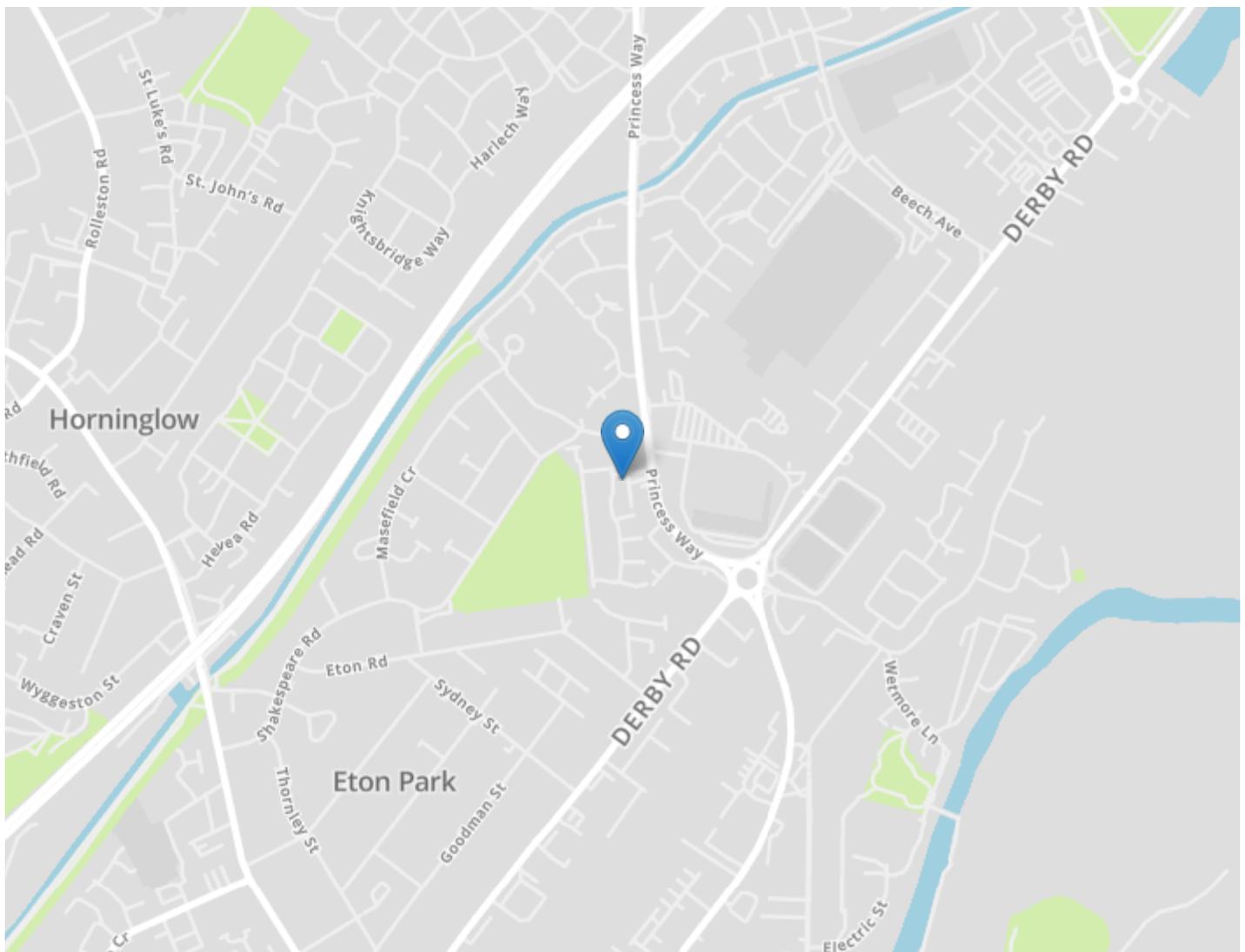


First Floor



Second Floor





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.

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.