



Crew Partnership

Burton · Estate · Agents



**38 ROCKINGHAM WAY
STANTON
BURTON-ON-TRENT
DE15 9QZ**

TOWNHOUSE WITH 2 DOUBLE BEDROOMS + PARKING! Entrance open plan to Lounge, Lobby, Cloakroom, 15FT KITCHEN/DINING ROOM. Landing, 2 Double Bedrooms and a bathroom. UPVC DG + GCH. Front and Rear Gardens. Parking for two cars. Still within NHBC Warranty as only 5 years old. VIEWING HIGHLY RECOMMENDED

£190,000 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

Lounge

15' 1" x 12' 9" (4.60m x 3.89m) UPVC double glazed window to front aspect, three radiators, stairs leading to first floor landing, uPVC door to front, door to Lobby.



Lobby

Radiator, laminate flooring, doors to Kitchen/Dining Room and a storage cupboard.

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, laminate flooring.



Kitchen/Dining Room

15' 3" x 7' 11" (4.65m x 2.41m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, built-in fridge/freezer and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, double radiator, laminate flooring, uPVC double glazed double door to garden.



First Floor

Landing

Loft hatch, doors to both Bedrooms and Bathroom.



Master Bedroom

15' 1" x 9' 10" (4.60m x 3.00m) Two uPVC double glazed windows to front aspect, radiator.



Second Bedroom

15' 2" x 7' 11" (4.62m x 2.41m) UPVC double glazed window to rear aspect, double radiator.



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 splashbacks, heated towel rail, tiled flooring.



Outside

Front and Rear Gardens

Front garden mainly laid to stone with a garden path leading to the property. A tarmacked driveway providing parking to two cars.

The rear garden is mainly laid to lawn with a paved seating area and hardstanding for a garden shed.



Additional Information

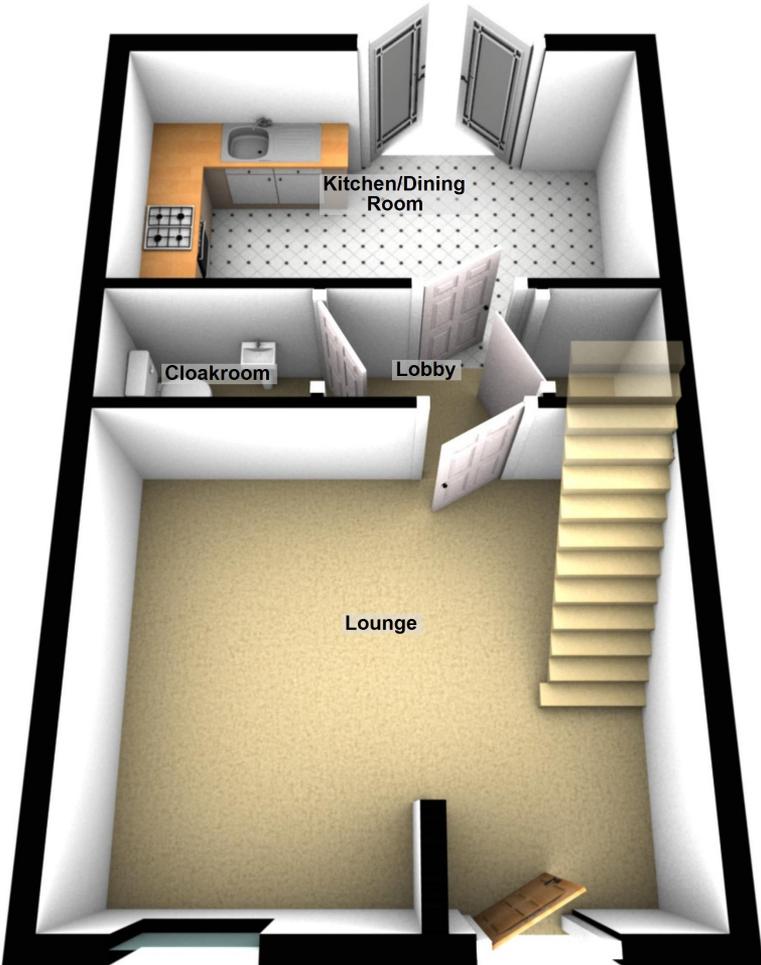
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

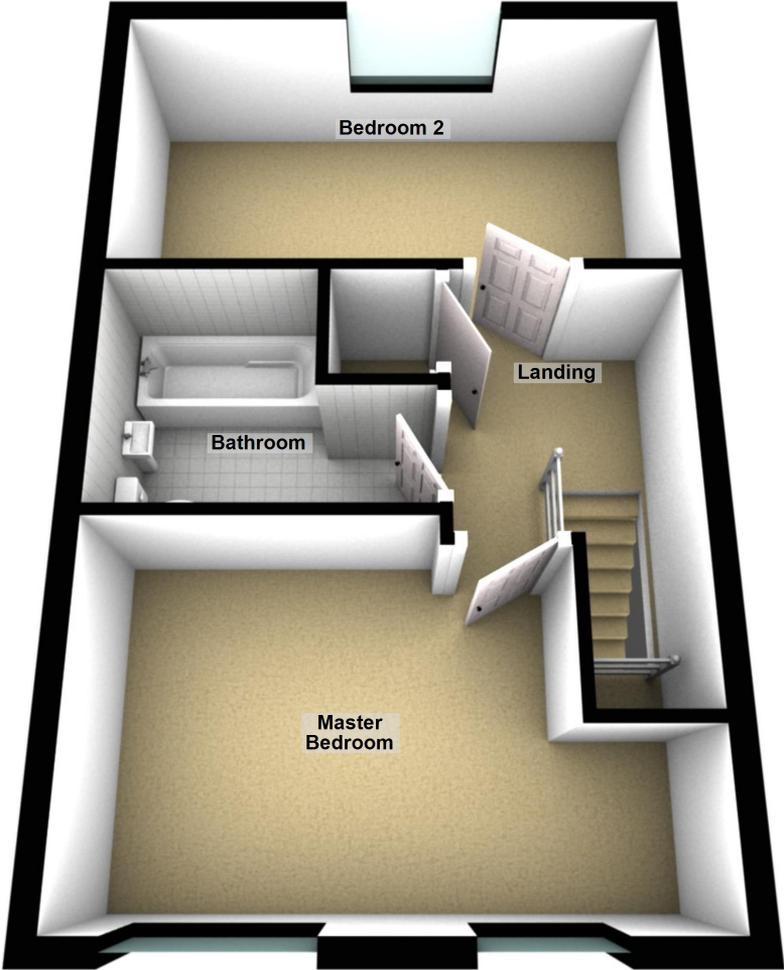
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

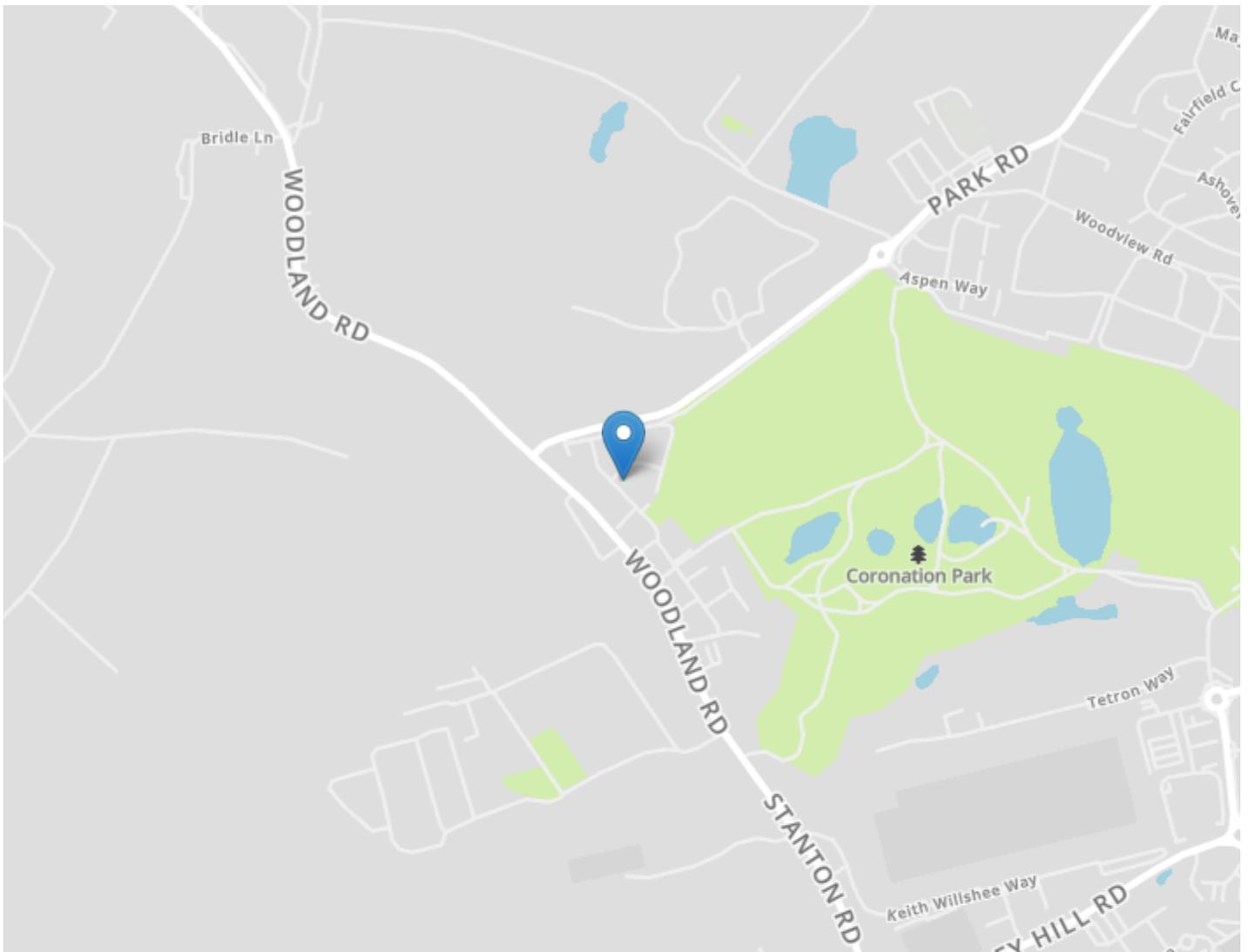
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.