



Crew Partnership

Burton · Estate · Agents



**114 HEVEA ROAD
HORNINGLOW
BURTON-ON-TRENT
DE13 0TX**

3 BED FAMILY HOME + CLOAKROOM + DRIVEWAY TO THE SIDE! Entrance Hall, Cloakroom, KITCHEN/DINING ROOM and Lounge. Landing, 3 Bedrooms and Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to the side.
POPULAR ESTATE

£190,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<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 front aspect, radiator, laminate flooring, stairs to galleried first floor landing, doors to Cloakroom, Kitchen/Dining Room and Lounge.



Cloakroom

UPVC double glazed window to front aspect, fitted with two suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl tile flooring.



Lounge

16' 0" x 10' 0" (4.88m x 3.05m) UPVC double glazed window to rear aspect, uPVC double glazed window to front aspect, two radiators.



Kitchen/Dining Room

15' 5" x 12' 0" Max (4.70m x 3.66m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, two double radiators with concealed gas boiler serving heating system and domestic hot water, vinyl tiled flooring, uPVC double glazed door to garden.



First Floor

Landing

Radiator, doors to all Bedrooms and Bathroom.



Master Bedroom

17' 0" Max x 9' 4" (5.18m x 2.84m) Two uPVC double glazed windows to front aspect, double radiator, sliding door to fitted wardrobe.



Second Bedroom

10' 2" x 7' 1" (3.10m x 2.16m) UPVC double glazed window to front aspect, radiator, door to storage cupboard.



Third Bedroom

7' 9" x 6' 7" (2.36m x 2.01m) UPVC double glazed window to rear aspect, radiator, loft hatch.



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, radiator, vinyl tiled flooring.



Outside

Front and Rear Gardens

Established front and rear gardens with various plants and shrubs. Rear garden mainly laid to lawn with a paved seating area. Driveway to the side providing off street parking for 2 cars.

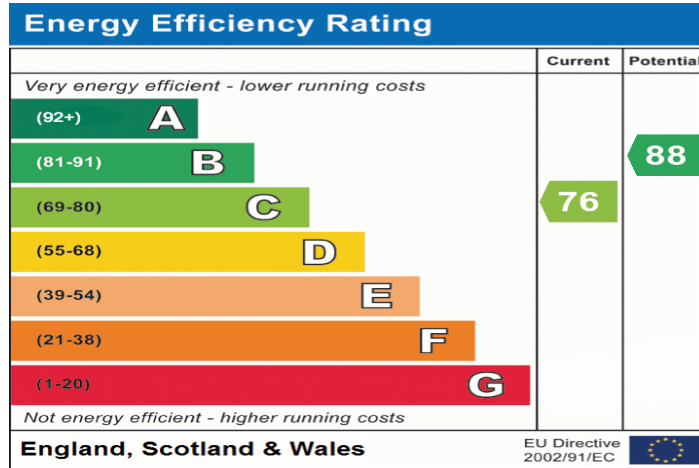


Additional Information

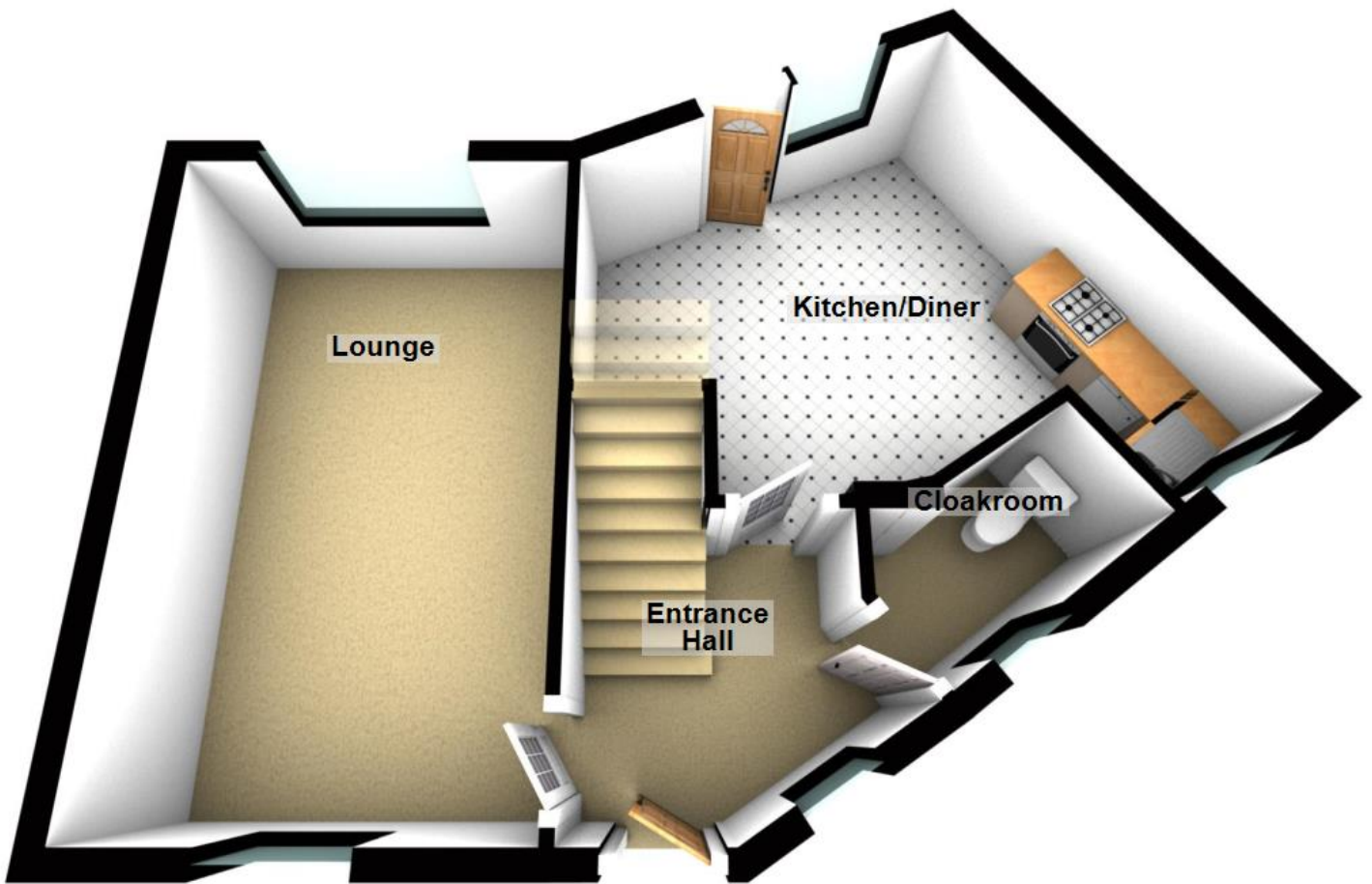
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

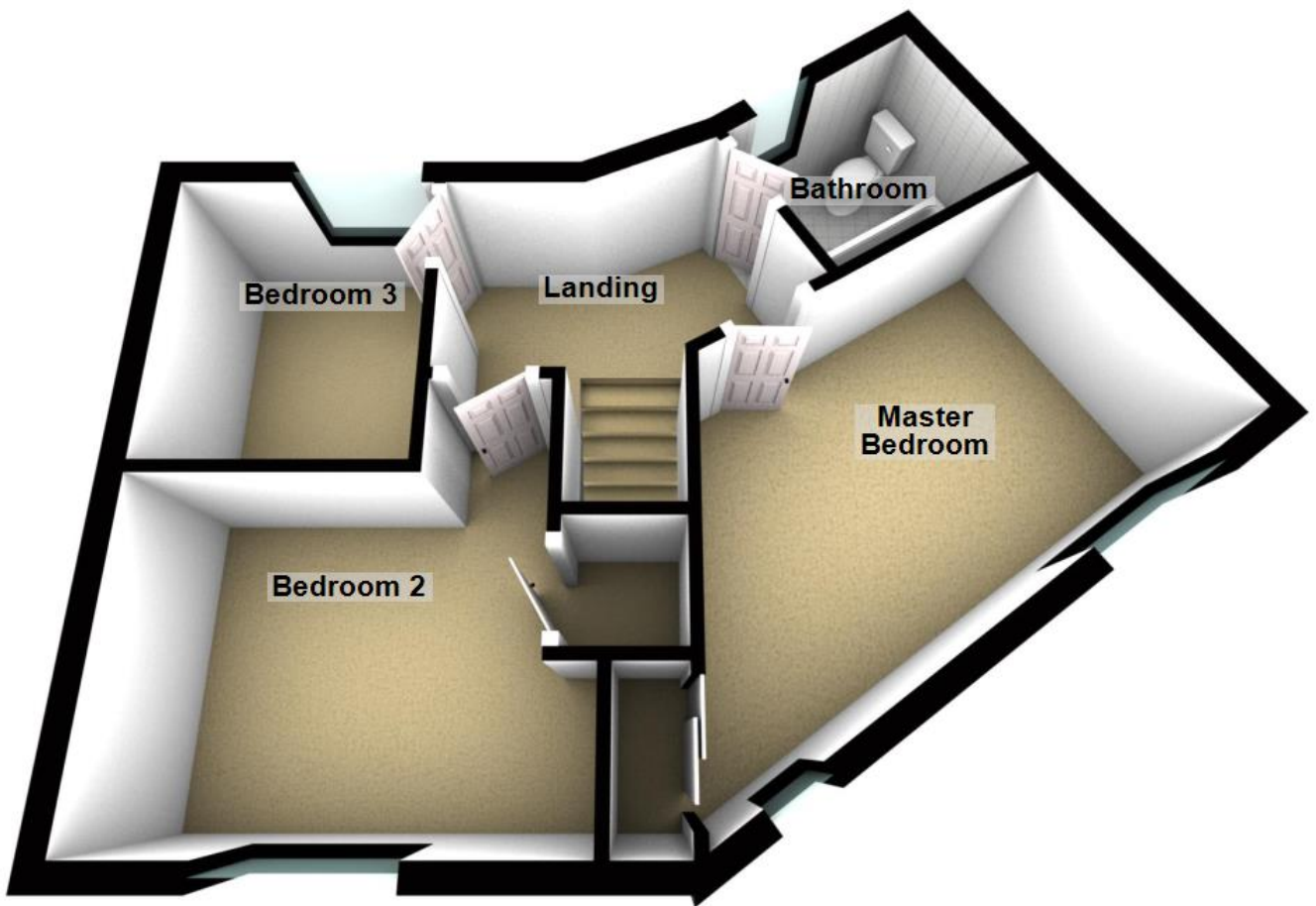


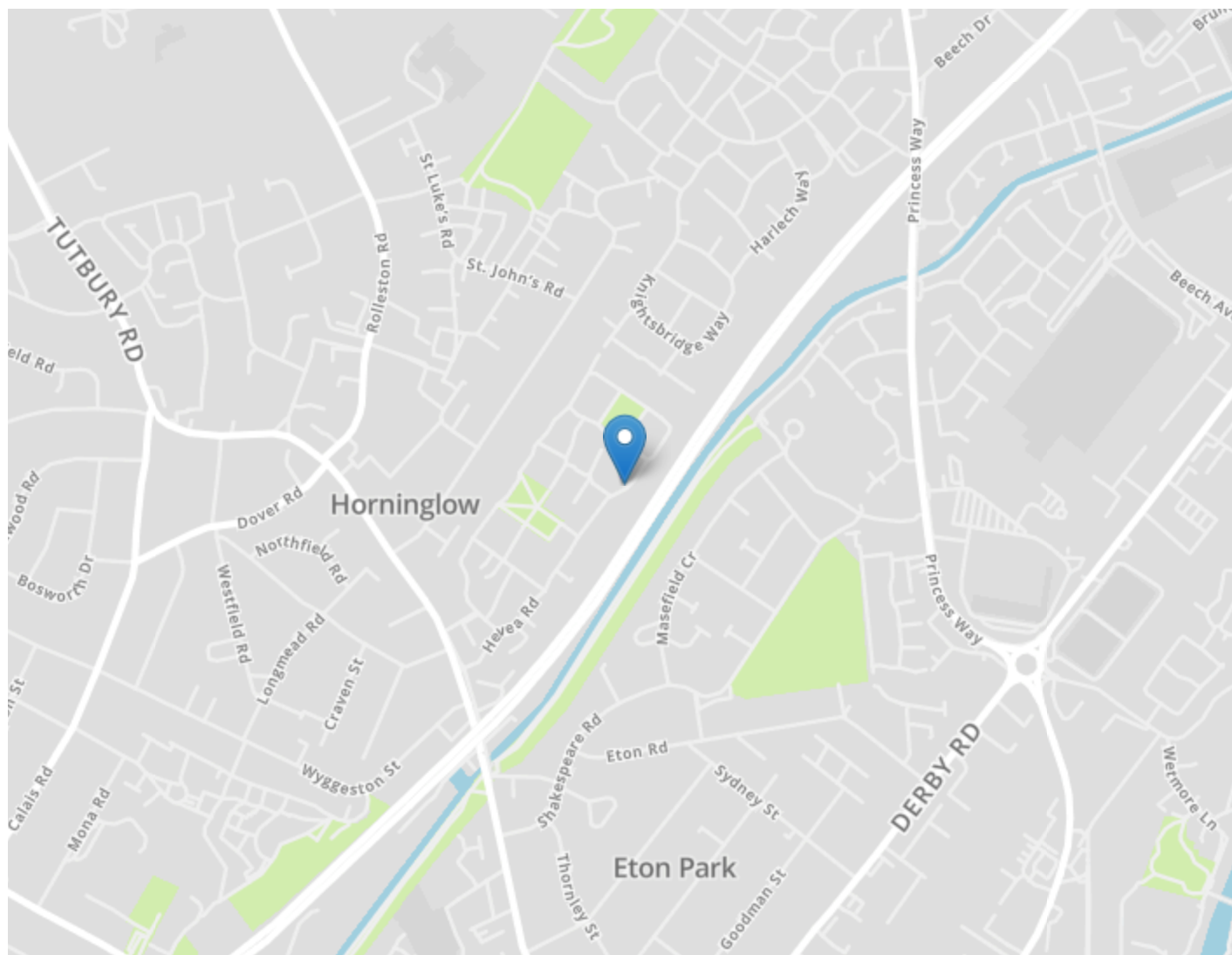
Ground Floor



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.