



Crew Partnership

Burton · Estate · Agents



**22 CLARENCE STREET
BURTON-ON-TRENT
DE14 3LG**

TRADITIONAL TERRACE WITH 4 BEDROOMS AND AN EXTENDED KITCHEN!

Dining Room, Lounge open plan to 17ft Kitchen. Landing, 4 Bedrooms and a Bathroom. UPVC DG + GCH. Rear Garden. NO UPWARD CHAIN

£145,950 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

Dining Room

12' 0" x 8' 9" (3.66m x 2.67m) UPVC double glazed window to front aspect, double radiator, uPVC door to front, open plan to Lounge.



Lounge

12' 8" x 11' 0" (3.86m x 3.35m) UPVC double glazed window to rear aspect, double radiator, open plan to Kitchen.



Kitchen

17' 0" x 7' 3" (5.18m x 2.21m) 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, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, fitted electric oven, built-in four ring gas hob, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect with wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, uPVC double opaque door to garden.



First Floor

Landing

Double radiator, loft hatch, doors to all bedrooms, Bathroom and a storage cupboard.



Master Bedroom

12' 0" x 9' 0" (3.66m x 2.74m) UPVC double glazed window to rear aspect, double radiator.



Second Bedroom

12' 0" x 7' 3" (3.66m x 2.21m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with overhead storage, radiator.



Third Bedroom

11' 0" x 7' 1" (3.35m x 2.16m) UPVC double glazed window to rear aspect, double radiator.



Fourth Bedroom

11' 3" x 6' 9" (3.43m x 2.06m) UPVC double glazed window to front aspect, double radiator.



Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under, tiled shower enclosure with fitted power shower and folding glass screen and low-level WC, tiled surround, uPVC opaque double glazed window to side aspect.



Outside

Rear Garden

Mainly laid to lawn with a concreted seating area.




Additional Information

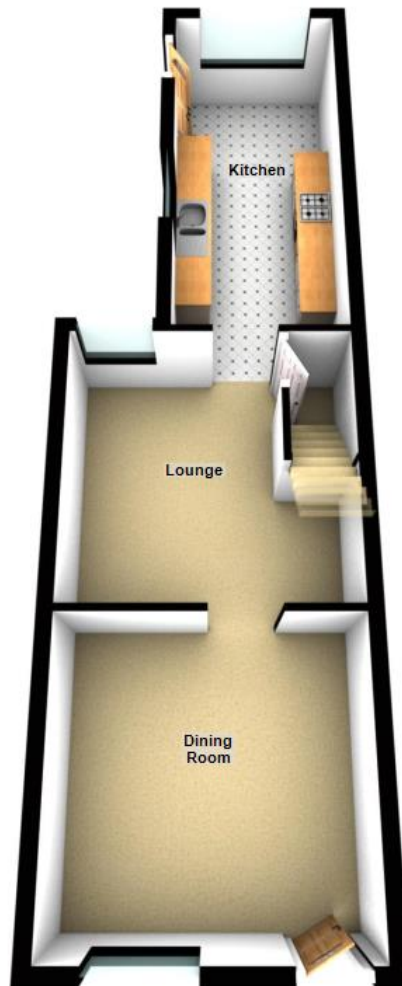
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 TBC

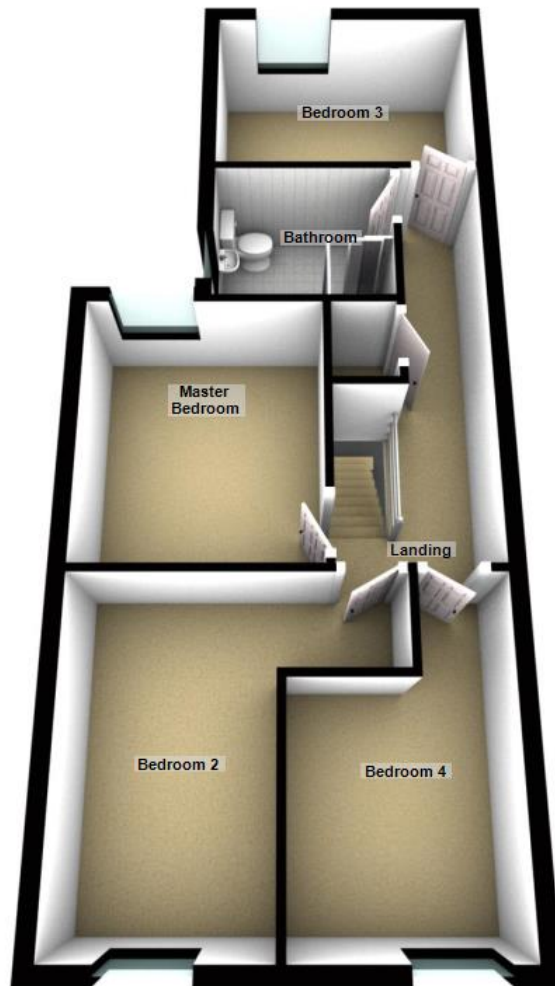
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

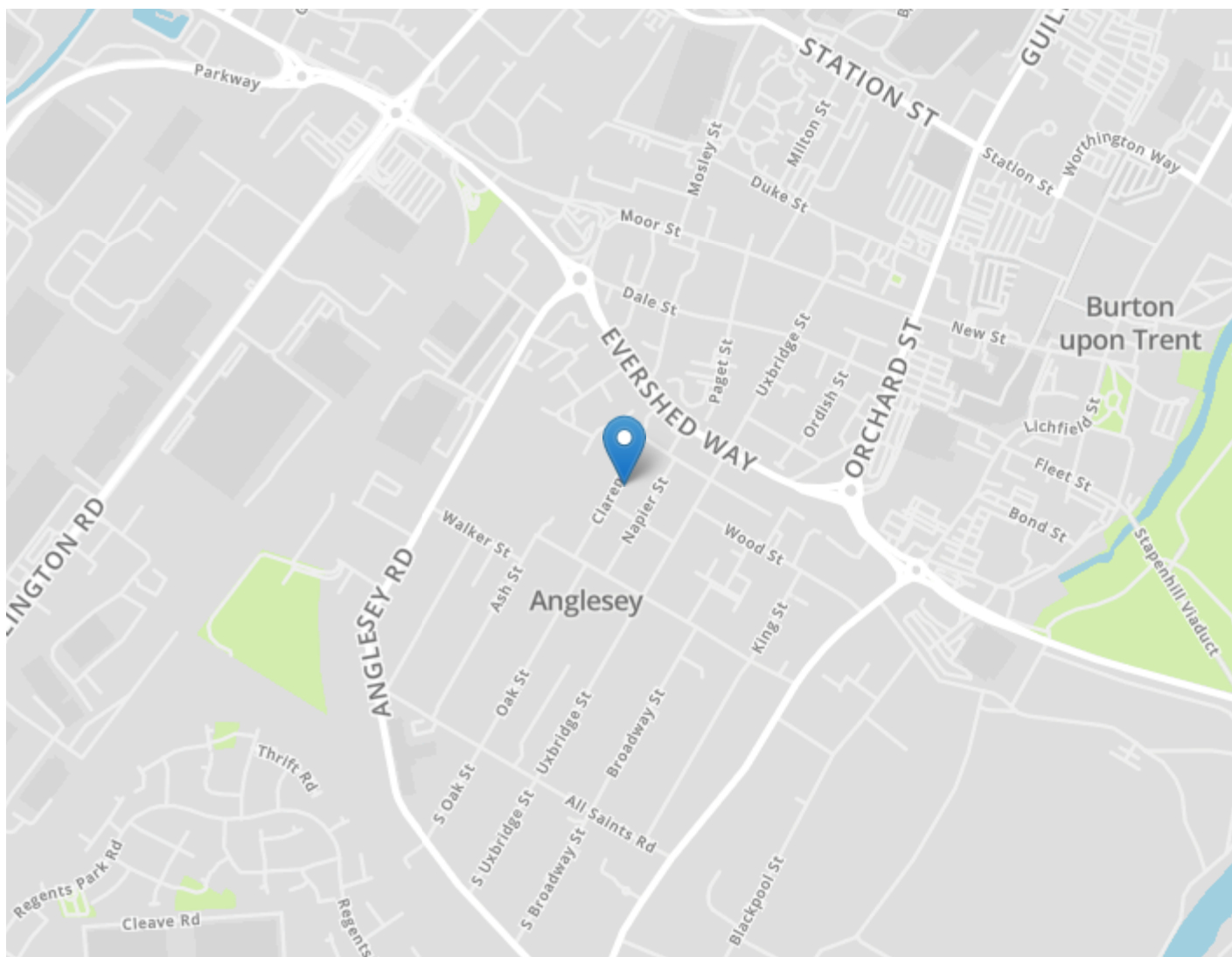
Ground Floor



For use by Clev Partners 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.