



# Crew Partnership

Burton • Estate • Agents



**20 BROADWAY STREET  
BURTON-ON-TRENT  
STAFFORDSHIRE  
DE14 3NB**

TRADITIONAL TERRACE WITH 3 BEDROOMS AND NO UPWARD CHAIN!  
Entrance Hall, 20ft Kitchen/Dining Room, Lobby, Downstairs Bathroom and  
Lounge. Landing, 3 Bedrooms. UPVC DG + GCH. Rear Garden. CLOSE TO  
TOWN LOCATION

**£128,950 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

### Entry Way

Hardwood doors to front and rear, door to the property.

### Kitchen/Dining Room

20' 0" x 10' 9" Reducing to 9'5" (6.10m x 3.28m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fitted electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear aspect, fireplace, double radiator, laminate flooring, stairs leading to first floor landing, door to garden, folding door to Bathroom, door to under-stairs storage cupboard.





### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, heated towel rail, uPVC obscure double glazed window to side, vinyl flooring.



### Lounge

13' 0" x 10' 9" (3.96m x 3.28m) UPVC glazed window to front aspect, double doors to storage cupboard, double radiator.



### First Floor

### Landing

Doors to all Bedrooms.

### Master Bedroom

13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed window to front aspect, radiator.



### Second Bedroom

9' 9" x 9' 9" (2.97m x 2.97m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard



### Third Bedroom

13' 0" x 6' 1" (3.96m x 1.85m) UPVC double glazed window to front aspect, radiator.





## Outside

### Rear Garden

Mainly laid to lawn, wooden shed.




### Additional Information

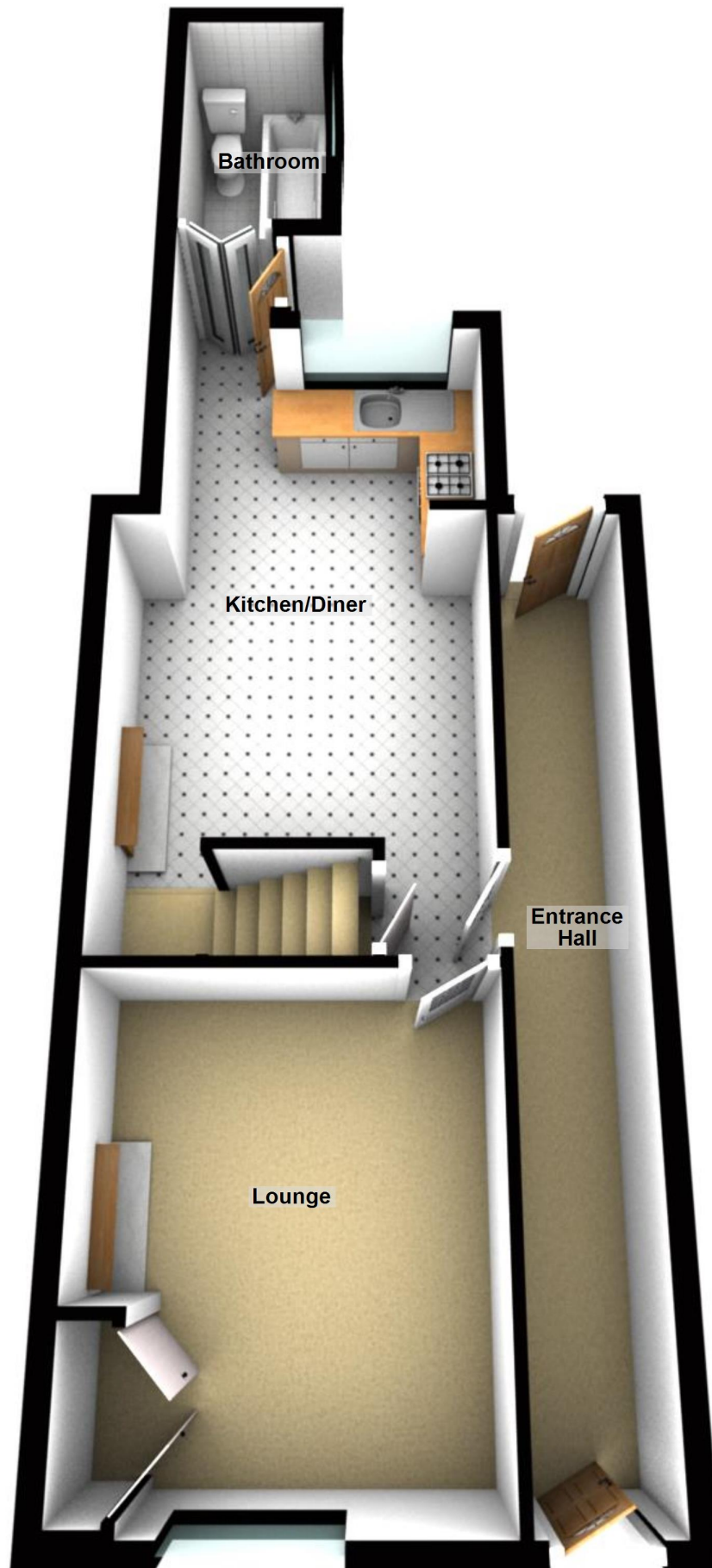
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: East Staffordshire Borough Council / Tax Band TBC

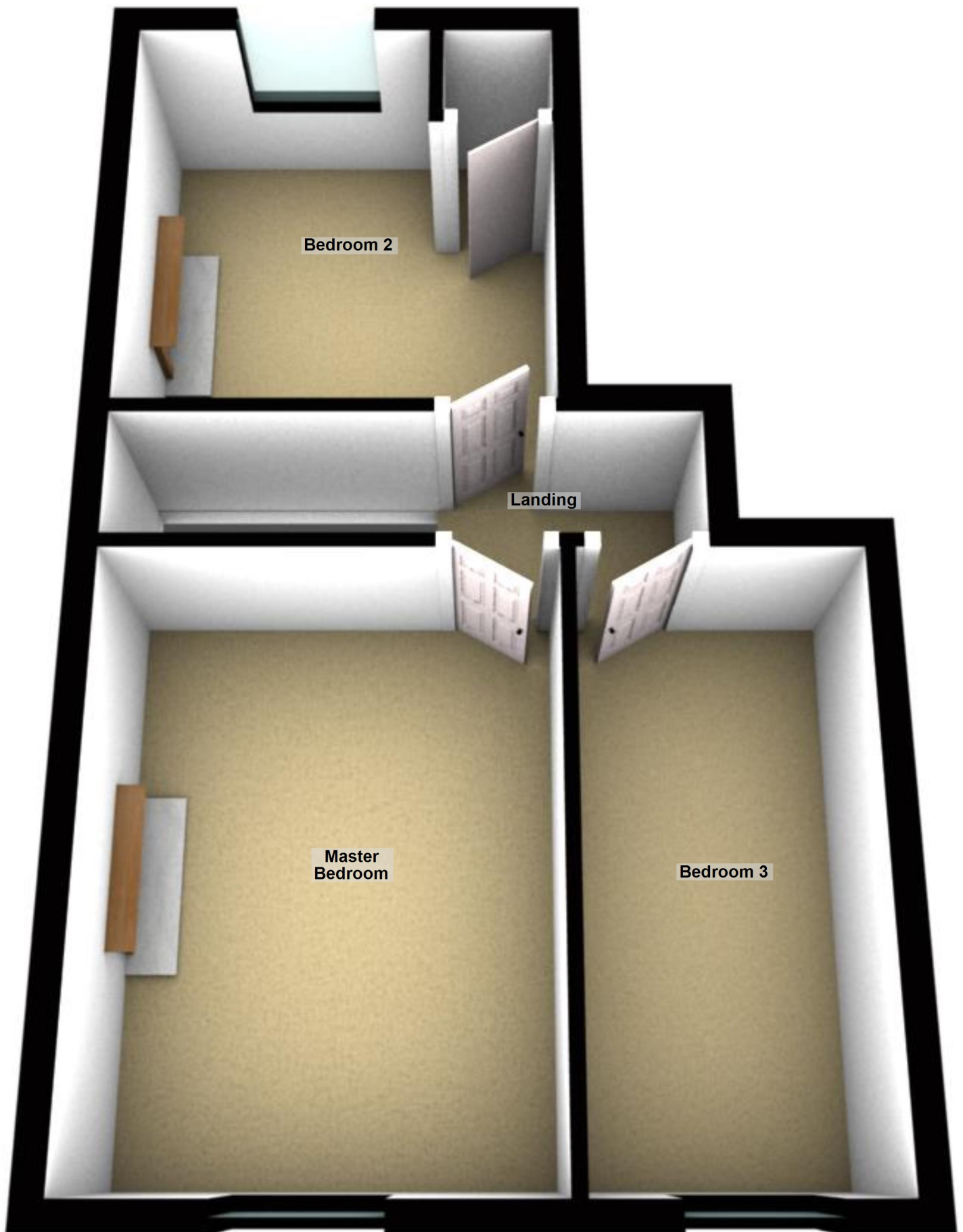
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

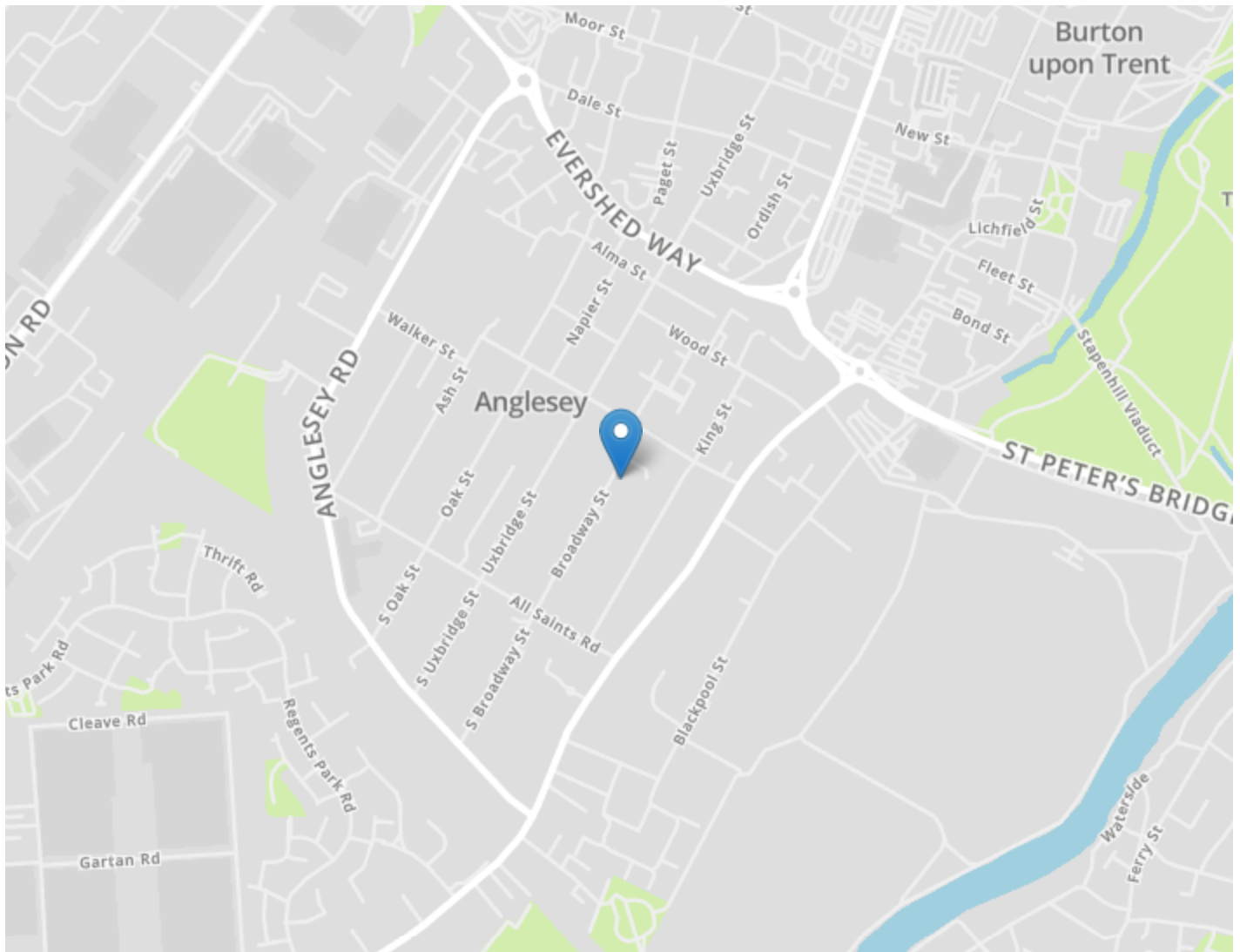
## Ground Floor





## 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.