



# Crew Partnership

Burton · Estate · Agents



**1 BRIDGFORD AVENUE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3JH**

BEAUTIFULLY REFUBRISHED END OF TERRACE WITH 2 BEDROOMS! Entrance Hall, Lounge open plan to REFITTED KITCHEN. Landing, 2 Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + Electric heating. A SOUTH FACING Rear Garden. Block paved driveway providing parking for two cars. QUIET CUL-DE-SAC LOCATION

**£179,950 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.

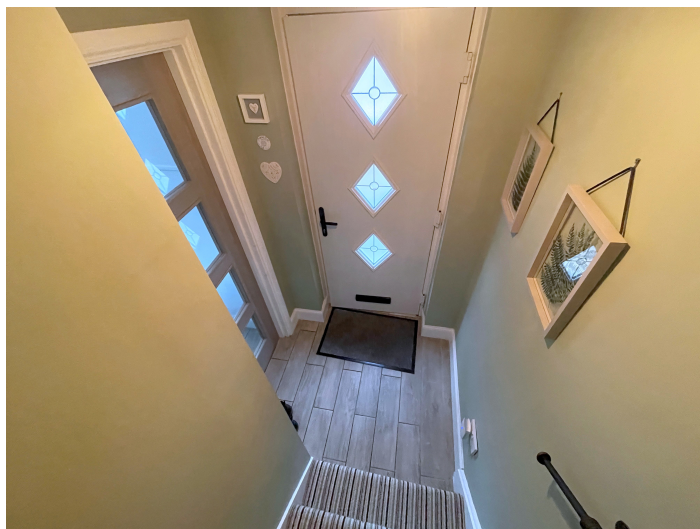
## DRAFT DETAILS ONLY

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

### Entrance Hall

Ceramic tiled flooring, stairway first floor landing, uPVC double glazed opaque door to front, door to Lounge.



### Lounge

16' 7" x 11' 9" (5.05m x 3.58m) UPVC double glazed window to front aspect, wall mounted electric fire, ceramic tiled flooring, open plan to Fitted Kitchen.





### Fitted Kitchen

11' 9" x 10' 9" (3.58m x 3.28m) Refitted with a matching range of base and eye level units with round edged worktops, matching breakfast bar, stainless steel sink unit with mixer tap with tiled splashbacks, integrated slimline dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted eye level electric double oven, built-in four ring ceramic hob, uPVC double glazed window to rear aspect, ceramic tiled flooring, uPVC double glazed door to garden.





## First Floor

### Landing

Loft hatch, doors to both Bedrooms, Shower Room and a storage cupboard.



### Master Bedroom

11' 9" x 10' 9" (3.58m x 3.28m) UPVC double glazed window to front aspect, coving to ceiling.





### Second Bedroom

11' 9" x 6' 5" (3.58m x 1.96m) PVC double glazed window to rear aspect, coving to ceiling.



### Shower Room

Refitted with three piece suite comprising tiled double shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with cupboard under and low-level WC tiled surround, uPVC opaque double glazed window to side aspect, under floor heating.



### Outside

#### Front and Rear Gardens

Established gardens, block paved driveway to the front car parking space for two cars, outside cold water tap, gated side access to front. Sun patio seating area.



## Rear Garden in Spring



## Additional Information

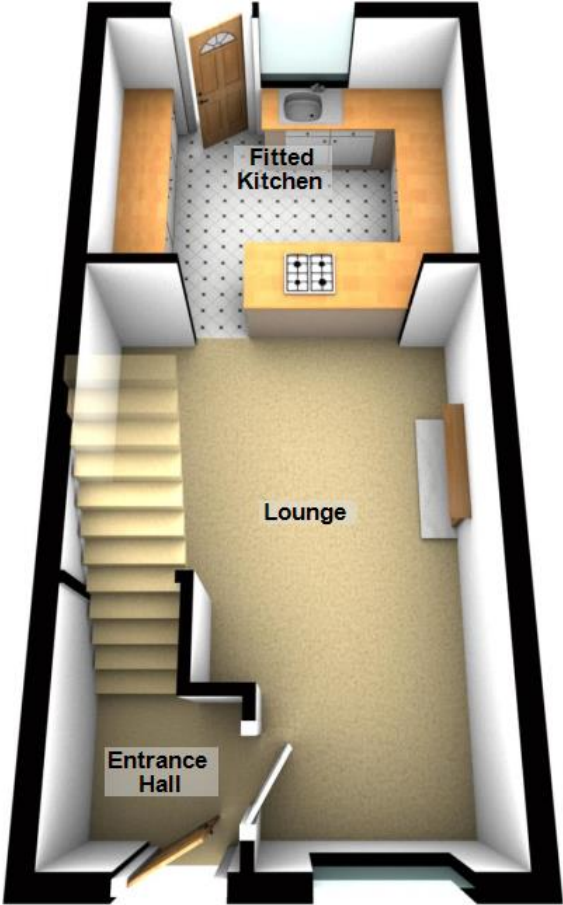
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

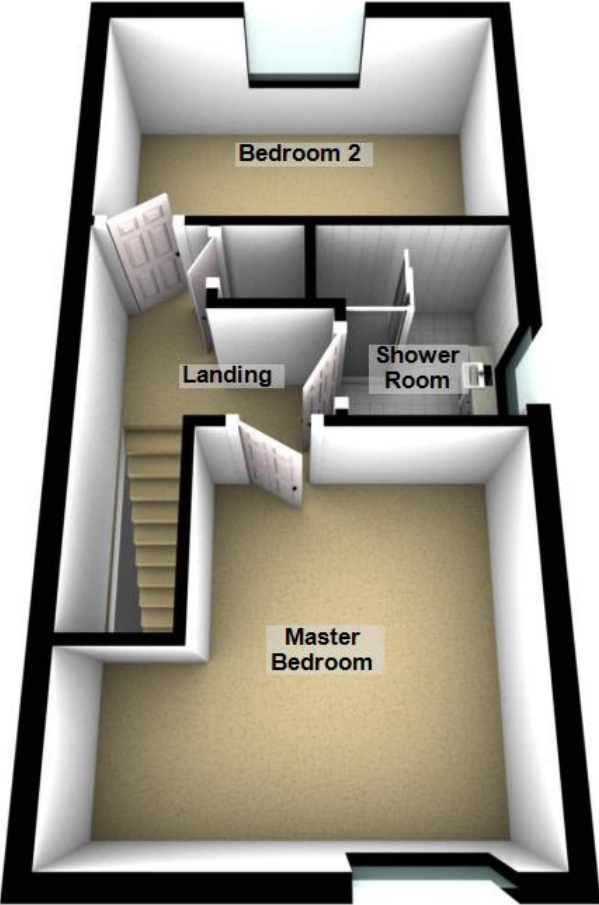


### Ground Floor

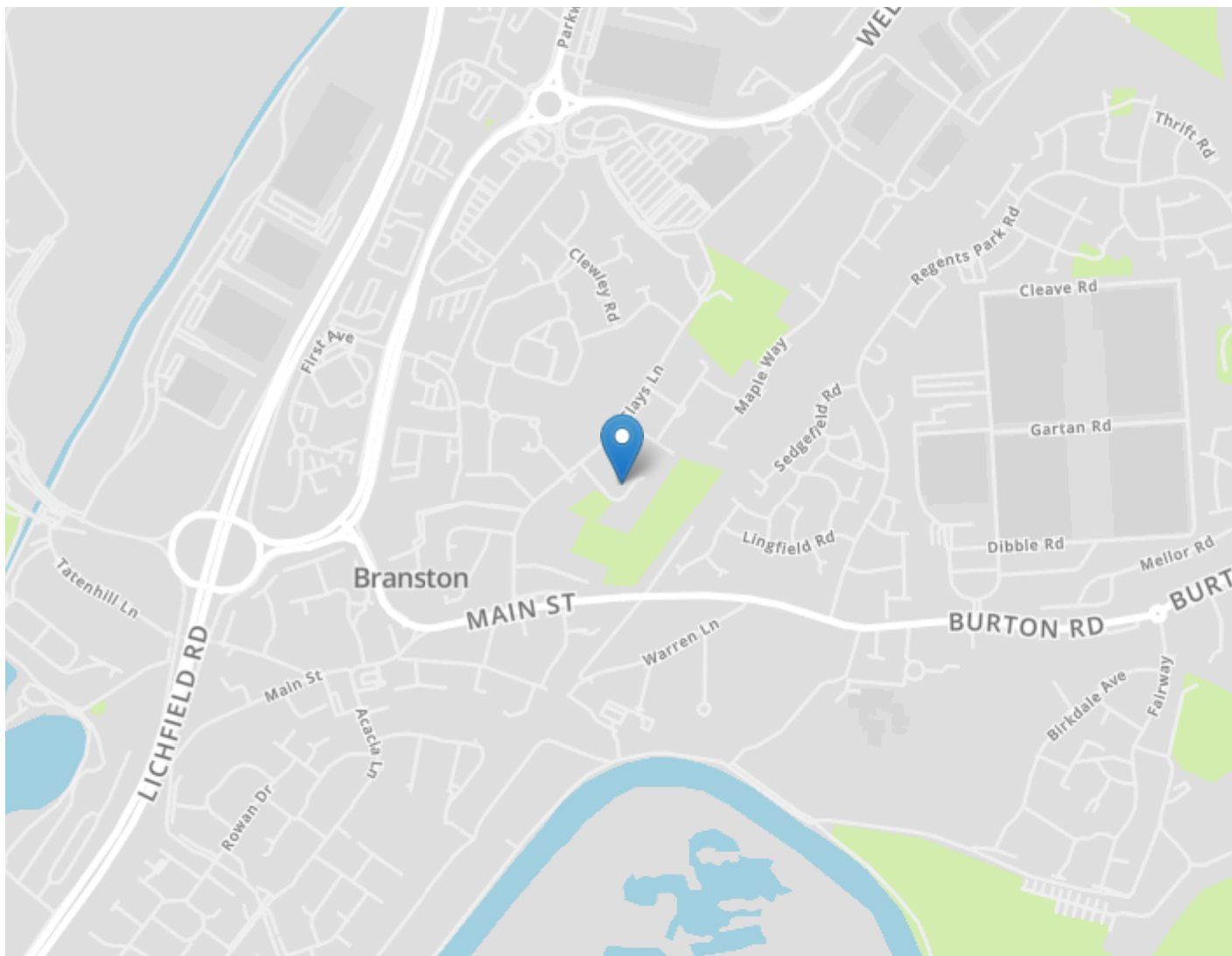


For use by Crew Partnership only  
Plan produced using PlanUp.

**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.