



Crew Partnership

Burton · Estate · Agents



**111 TUTBURY ROAD
BURTON-ON-TRENT
DE13 0NU**

2 BEDROOM END OF TERRACE + WORKSHOP + NO UPWARD CHAIN!
Lounge/Diner, Kitchen. Landing, 2 Bedrooms and Bathroom. UPVC DG+ GCH.
Rear Garden with double gated pedestrian access to the rear. POPULAR ROAD

£105,000 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/Diner

Laminate flooring, UPVC double glazed door to front, UPVC double glazed windows to front and rear aspect, door to Kitchen, stairs leading to first floor landing.



Kitchen

UPVC double glazed door to rear garden, UPVC double glazed window to side aspect, matching range of base and eye level units with worktop space over, 1 and a half sink unit with mixer tap, five ring gas hob with extractor fan over, tiled flooring.



First Floor

Landing

Doors to both Bedrooms and Bathroom.

Master Bedroom

UPVC double glazed window to front aspect, laminate flooring.



Second Bedroom

UPVC double glazed rear aspect, radiator, laminate flooring.



Bathroom

Fitted with a three piece suite comprising of a bath with shower over, low-level WC, pedestal wash hand basin, fully tiled, UPVC double glazed window to rear aspect. Storage cupboard housing gas boiler serving hot water and heating.



Outside

Rear Garden

Block paving seating area leading through to artificial lawn bordered by raised beds and a garden path leading to a decking area and Workshop/Storage Shed. Double gated rear access to a public footpath.

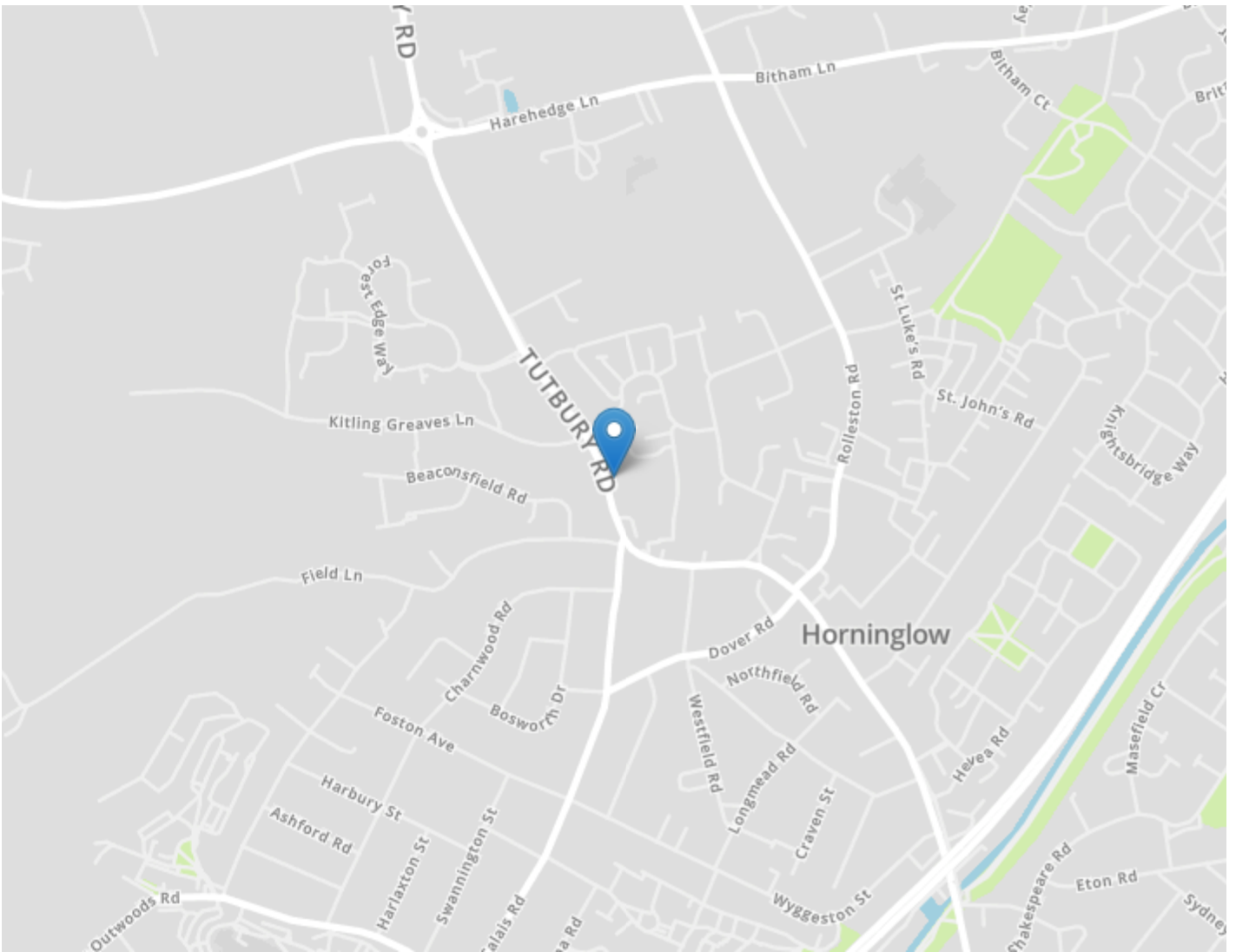


Additional Information

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 A



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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.