



Crew Partnership

Burton • Estate • Agents



**83 HOLTS LANE
TUTBURY
BURTON-ON-TRENT
DE13 9LF**

3 BEDROOM HOME IN A HISTORIC VILLAGE WITH PARKING TO THE REAR!
Entrance Hall, Lounge/Diner, Kitchen, Lean To, Utility Area. Landing, 3 Bedrooms
and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Vehicular
Access to the rear of the property via Wakefield Avenue. NO UPWARD CHAIN

£165,000 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

Entrance Hall

Hardwood single glazed window to front aspect, radiator, stairs leading to first floor landing, hardwood single glazed door to front, doors to Lounge/Diner and Kitchen.



Lounge/Diner

21' 8" x 12' 2" (6.60m x 3.71m) UPVC double glazed window to front aspect, two radiators, UPVC double glazed patio doors to Rear Garden, door to Kitchen.



Kitchen

12' 3" x 10' 9" Reducing 7'2" (3.73m x 3.28m) 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 washing machine, space for dishwasher, electric oven, built-in four ring electric hob with extractor hood over, hardwood single glazed window to rear aspect, laminate flooring, door to Lean To.



Lean To

Hardwood single glazed windows to rear and side aspects, hardwood single glazed door to garden, door to Brick built Utility Area.



Utility Area

Space for fridge/freezer, uPVC double glazed window to rear aspect.



First Floor

Landing

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

Master Bedroom

13' 7" x 11' 7" (4.14m x 3.53m) UPVC double glazed window skylight to front aspect, radiator.



Second Bedroom

11' 7" x 9' 8" (3.53m x 2.95m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

7' 11" x 5' 8" (2.41m x 1.73m) UPVC double glazed window to front aspect, radiator, open plan to a storage cupboard with a UPVC double glazed window to front aspect.



Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to rear aspect, double radiator.



Outside

Front and Rear Gardens

Front garden mainly laid to gravel with a variety of plants, shrubs and trees. A garden path leading to the front of the property.

Rear garden mainly laid to lawn with a paved seating area. A garden path leads to the rear of the property with vehicular access from Wakefield Avenue. Possible parking for a couple of cars.

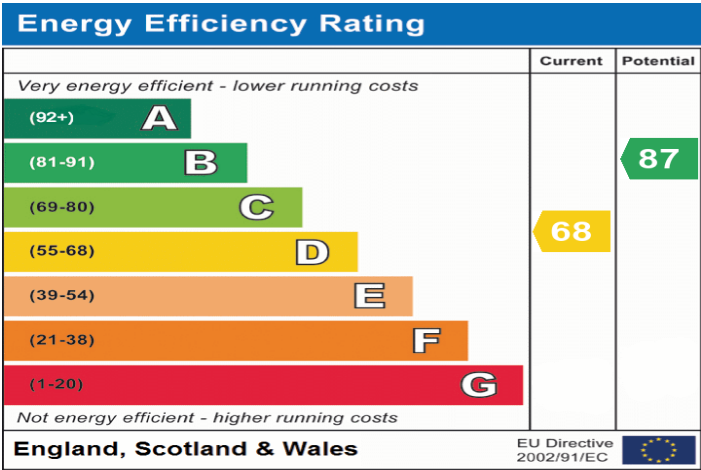


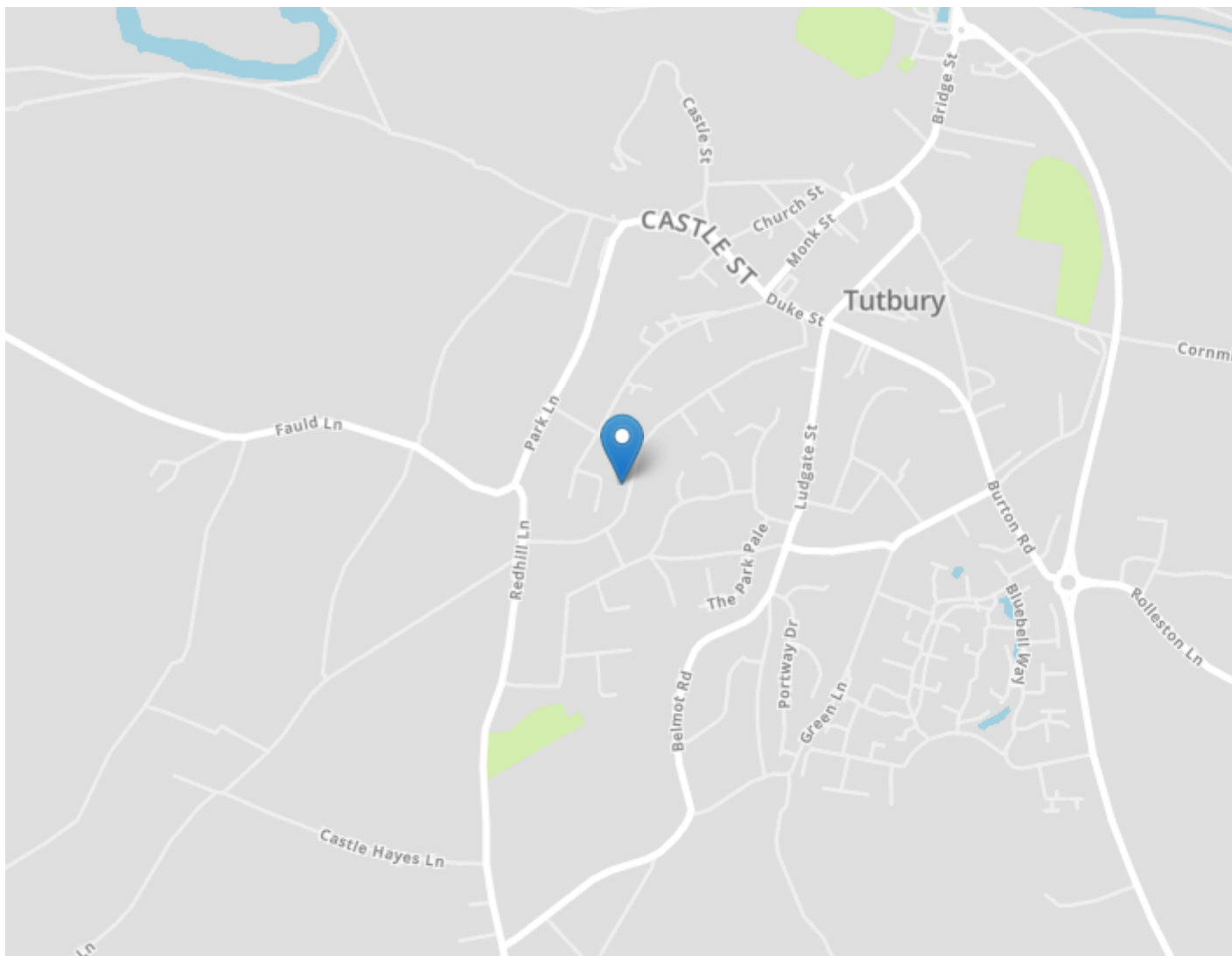
Additional Information

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 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.