



# Crew Partnership

Burton · Estate · Agents



**65 WAVERLEY LANE  
BURTON-ON-TRENT  
DE14 2HG**

3 BED FAMILY HOME + CONSERVATORY + GARAGE! Porch, Lounge, Kitchen/Dining Room, Conservatory. Landing, 3 Bedrooms and a Refitted Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway to Garage. VIEWING RECOMMENDED

**£185,000 FREEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<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**

### **Porch**

UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, door to Lounge.

### **Lounge**

UPVC double glazed bow window to front aspect, coal effect electric fire set in feature surround, two radiators, stairway to first floor landing, door to Lobby.



### **Lobby**

Open plan, door to Kitchen/Diner.

### **Kitchen/Diner**

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge, freezer and dishwasher, fitted electric oven, built-in four ring gas with pull out extractor hood over, window to rear aspect, radiator, door to Conservatory.



### **Conservatory**

Double glazed patio door to rear garden.



### **First Floor**

#### **Landing**

Radiator, loft hatch, doors to all Bedrooms and Shower Room.

### Master Bedroom

10' 0" x 9' 0" (3.05m x 2.74m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



### Second Bedroom

9' 5" x 8' 6" (2.87m x 2.59m) UPVC double glazed window to rear aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, Fitted double wardrobe and a storage cupboard.



### Third Bedroom

7' 0" x 7' 0" (2.13m x 2.13m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with full-length sliding doors.



### Shower Room

Refitted with three piece coloured comprising double shower enclosure with fitted electric shower and glass screen, wash hand basin in vanity unit with cupboard under and tiled surround, low-level WC and extractor fan, uPVC opaque double glazed window to rear aspect, ceramic tiled flooring.



### Outside

#### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, gravel area, driveway to the front leading to garage and car parking space for two cars.

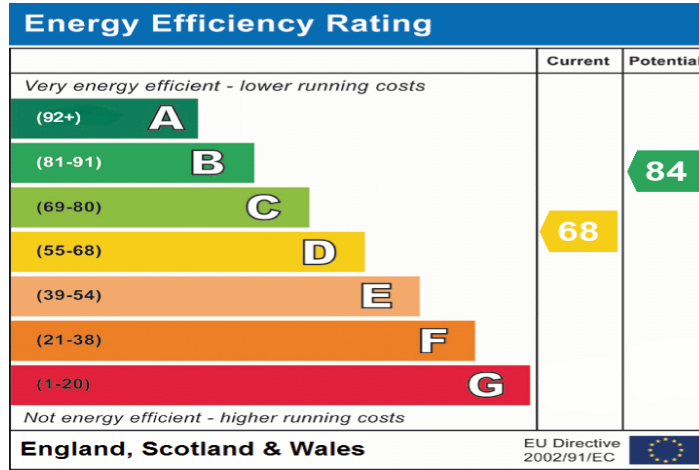


### Additional Information

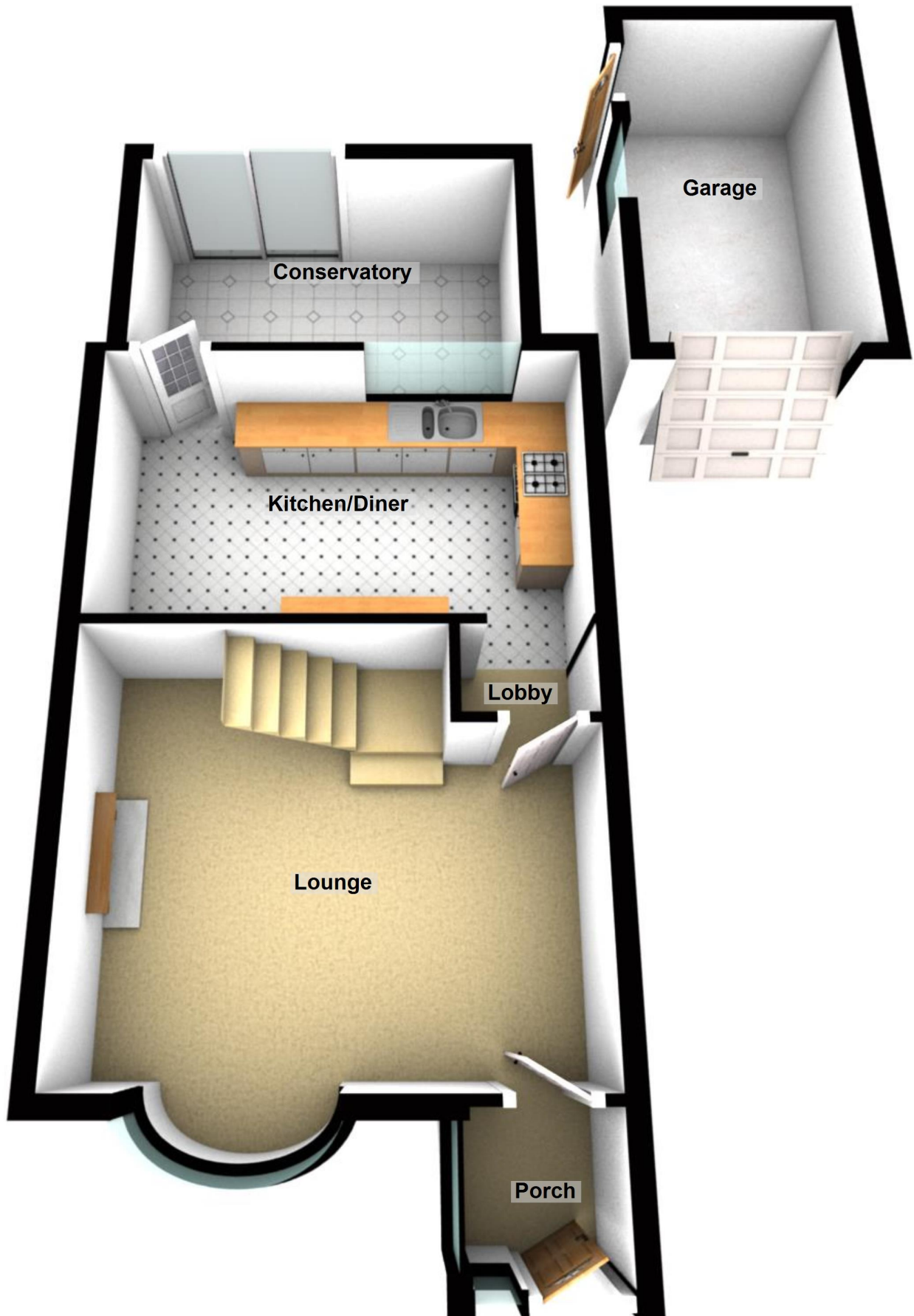
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

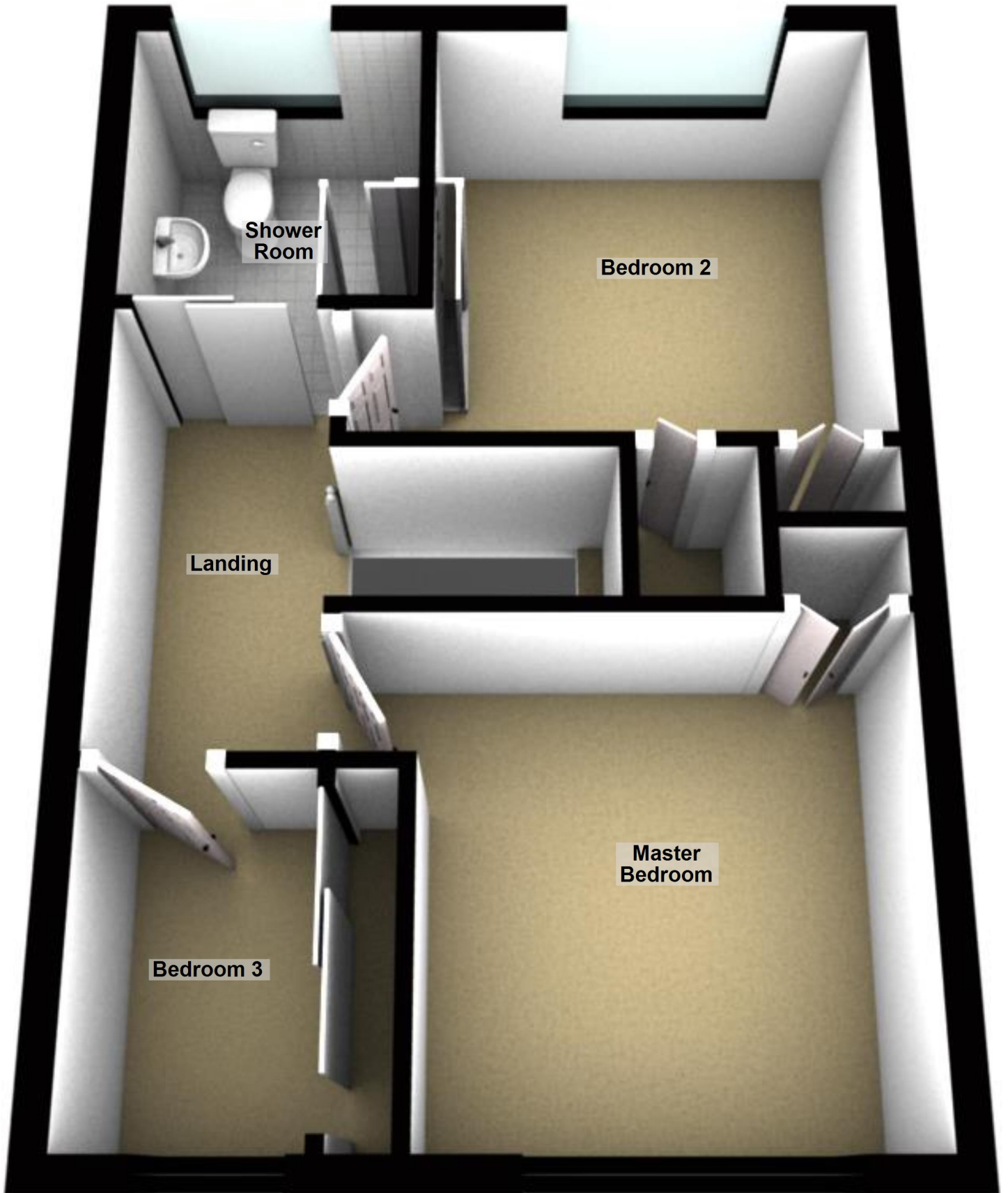
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



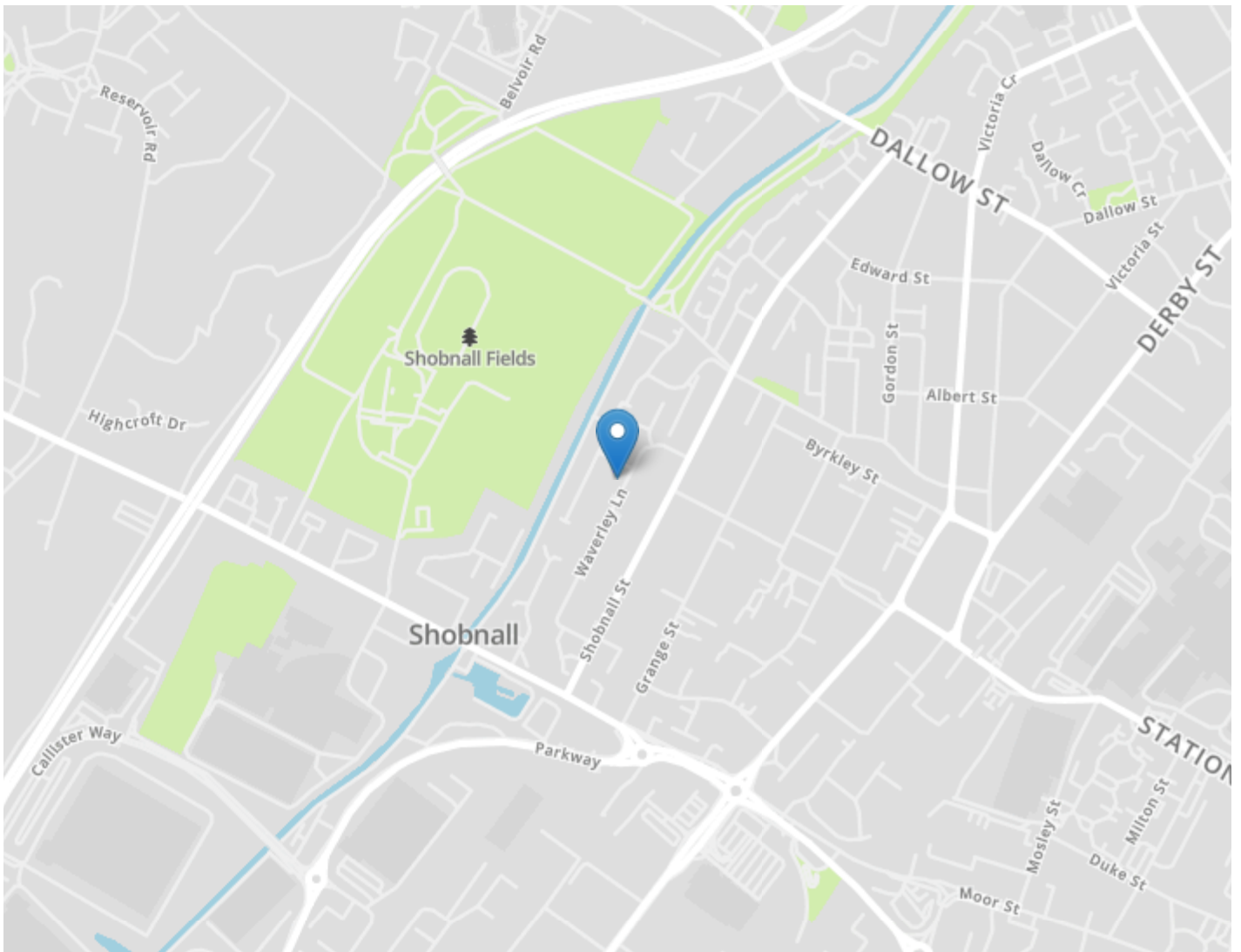
## Ground Floor



## 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.