

Caroline Court

Burton-on-Trent, DE14 3NZ



This well presented three bedroom semi detached home would make an ideal first home or savvy investment. The property itself is exceptionally well located and is in close proximity to local parks, shops, schools and Burton town centre.

Offers Over £200,000

John German

The property is jam packed full of features including a spacious low maintenance garden, immaculate presentation throughout and has great parking options.

As you enter the home into the spacious entrance hall you will first find the downstairs WC which is conveniently located for guests.

The spacious lounge has a feature fireplace and is positioned at the front of the home. It is a well sized room with a lovely light and airy feel due to the large windows and aspect of the home.

The kitchen/diner backs onto the rear garden. This extra large room really adds flexibility and functionality to the home. The kitchen comprises wall and base units with ample workspace and good quality appliances. The dining area itself is large enough to host dinner parties and entertain friends/family.

This space flows well out into the impressive low maintenance garden with a great patio area for enjoying the outside and mature plants. There is also a garden shed and extra storage space to the side of the home.

The master bedroom is a fantastic size and comes complete with built in storage and has a lovely feel to it, making it the ideal place to relax after a long day. The second bedroom is another double and would make a fantastic children's bedroom or guest room.

The third bedroom is an excellent sized single and still easily fits a single bed and desk.

The bedrooms are serviced by a well maintained bathroom which consists of a shower over bath, WC and wash hand basin.

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.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/03072023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
821.89 ft²
76.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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