

Cascade Close

Burton-on-Trent, Staffordshire, DE14 1DX



John German 



A very well presented modern semi-detached family home situated in a popular residential location.

£210,000



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The family bathroom boasts a modern suite comprising of white panelled bath with fitted electric shower over, wash hand basin, low level WC, ceramic tiled flooring and a chrome heated towel rail.

Outside - To the front of the property is off-road parking for two cars and to the rear of the property is a fully enclosed garden with a large decked seating area, further patio seating area and astro-turf lawn .

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

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Full fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08042024

Upstairs there are three bedrooms, two generous doubles and one smaller single ideal as a home office or study. The master bedroom has a uPVC double glazed window to rear aspect, carpeted flooring, built-in double wardrobe and its own en-suite shower room comprising of wash hand basin, low level WC, shower cubicle with mains shower, fitted shaver point, and an obscured uPVC double glazed window to rear elevation.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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