



Caroline Court, Burton-on-Trent



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Guide price £120,000



## Key Features

- Well Cared For Maisonette
- Convenient Location
- Close To Burton Town Centre & Train Station
- Courtyard Setting
- Two Bedrooms
- Allocated Parking
- EPC rating C
- Leasehold





A particularly well cared for first floor maisonette. Standing in a courtyard setting within ½ mile of Burton town centre and the train station the property in brief comprises: - L-shaped lounge/diner, kitchen, two bedrooms and bathroom. Outside there is allocated parking.

### Accommodation In Detail

Entrance door leading to:

### Reception Hall

having staircase rising to first floor and one central heating radiator near entrance.

### Landing

having window to rear elevation, one central heating radiator and two store cupboards.

### Lounge/Diner 4.69m x 4.46m (15'5" x 14'7")

having windows to two elevations and two central heating radiators.

### Kitchen 1.83m x 2.36m (6'0" x 7'8")

having stainless steel sink set into work top with tiled surrounds, base cupboards and drawers, built-in oven and hob, window to side elevation, appliance space and wall mounted gas fired boiler (2 years old).

### Bedroom One 2.62m x 4.32m (8'7" x 14'2")

having one central heating radiator and window to rear elevation.

### Bedroom Two 2m x 2.16m (6'7" x 7'1")

having one central heating radiator and window to front elevation.

### Bathroom 2m x 2.16m (6'7" x 7'1")

having three piece white suite comprising bath with electric shower over and glazed shower screen, wc, wash basin and tiled splashback.



### Services

All mains services are believed to be connected to the property. Gas and electric Smart meters were installed last year.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

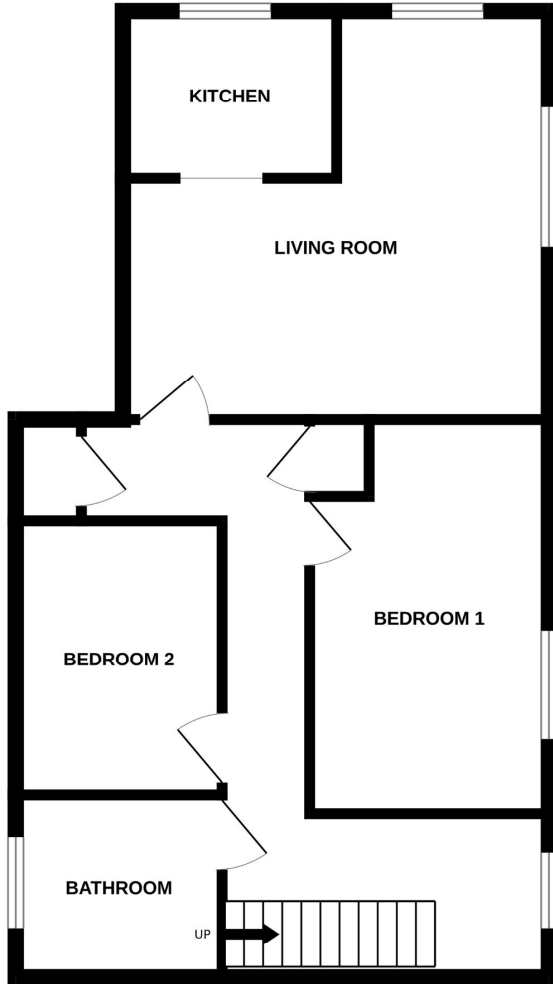
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

### Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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