CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









19 Caroline Court, Burton-On-Trent, DE14 3NG

£105,000

- A modern first floor apartment
- Built in 2007
- Close to local amenities
- Great transport links
- Spacious open plan kitchen and reception room
- Located in Burton-On-Trent
- Viewing recommended
- Epc C & Council Tax Band B

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

19 Caroline Court, Burton-On-Trent DE14 3NG

Nestled in Caroline Court, Burton-On-Trent, Chariot Estates are pleased to market this modern two bedroom first floor apartment offering a perfect blend of modern living and comfort. Built in 2007, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a well-proportioned open plan kitchen and reception room, which serves as a versatile space for relaxation or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from its contemporary build, which not only enhances its aesthetic appeal but also ensures energy efficiency and low maintenance. The surrounding area of Burton-On-Trent is known for its friendly community and convenient amenities, including shops, schools, and parks, making it a desirable location for those looking to settle down.

This house at Caroline Court presents an excellent opportunity for anyone seeking a modern, comfortable living space in a vibrant town. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

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Council Tax Band: B







Hallway
Having two useful storage cupboards, a radiator and doors off to:

Kitchen
10'3" x 9'11"
Having wall and base units, roll top preparation surfaces, 1 1/2 bowl sink and drainer, integrated oven and hob with extractor over. Space for appliances, splash back tiling, Double glazed window to the fore, radiator, wall mounted ideal combi boiler and tiled floor.

Lounge
15'6" x 15'1"
Having two double glazed windows to fore and a radiator.

Bedroom One
13'3" x 10'5"
Having a double glazed window to the rear and a radiator.

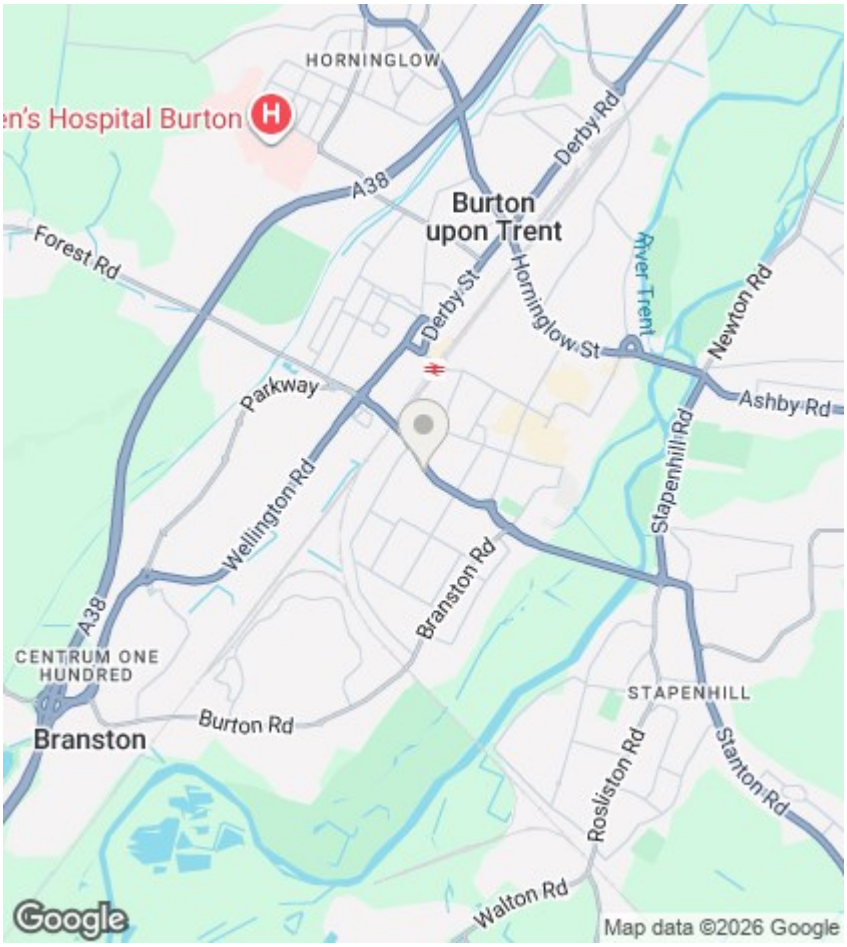
Bedroom Two
7'6" x 6'9"
Having a double glazed window to rear and a radiator.

Bathroom
7'5" x 6'3"
Having a low level flush W.C, pedestall hand wash basin, panelled bath with shower over, tiled spash back and a radiator.

Disclaimer
An internal viewing is highly recommended to appreciate the size of the property and also please note that the property comes with no further chain enabling a swift completion.

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur. VIEWING: Strictly via Chariot Estates on 01543 68 68 77 TENURE: Leasehold E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk



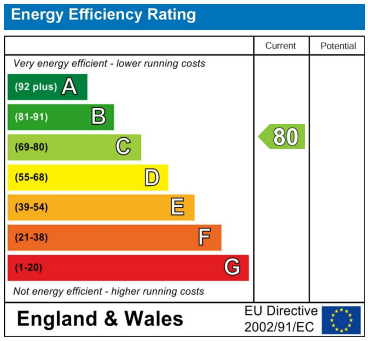
Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C



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