



## Carlton Street, Burton-On-Trent, DE13 0TF

### Asking Price £135,000

\*\* Traditional Mid Terrace \*\* Three Bedrooms \*\* No Upward Chain \*\*

This three bedroom property is an ideal first purchase and would make an ideal investment. The property in brief comprises; lounge, dining room with under stairs storage, kitchen and ground floor bathroom. To the first floor is a larger master bedroom and two further bedrooms. Outside is on street parking, a small front court yard and a rear garden. The home is gas centrally heated, uPVC double glazed, has new fresh carpets within the reception rooms and bedrooms, offered for sale with no upward chain.



## The Accommodation

### Lounge

3.76m x 3.45m (12'4 x 11'4)



Front door leading into living room with uPVC bay fronted window to the front elevation, meter cupboard, radiator, and doorway leading through to further accommodation.

### Dining Room

3.76m x 3.71m (12'4 x 12'2)



With uPVC double glazed window to the rear elevation, doorway leading through to the kitchen and bathroom and also access to staircase leading to first floor accommodation.

### Kitchen

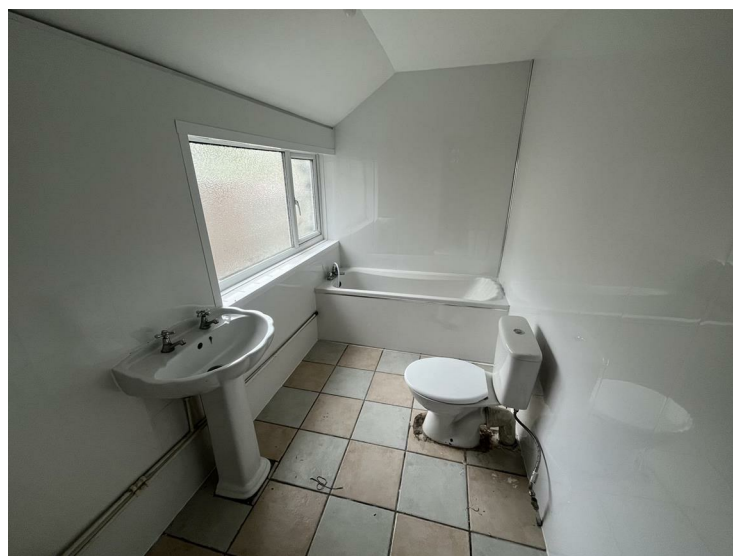
3.45m x 2.26m (11'4 x 7'5)



Kitchen fitted base cupboards and drawers, matching eye level wall cabinets, stainless steel sink and drainer unit with mixer tap over, space for cooker and plumbing for washing machine and dishwasher, tiled splash backs, uPVC double glazed window to the side elevation, doorway leading out into the rear garden and door into the family bathroom.

### Ground Floor Bathroom

2.95m x 1.68m (9'8 x 5'6)



A three piece white suite, comprising panelled bath, low level flush WC, pedestal wash hand basin, radiator, tiled flooring and uPVC double glazed window to the side elevation.

### First Floor



## Bedroom One

4.75m x 3.45m (15'7 x 11'4)



A spacious master bedroom with new carpeted flooring, storage cupboard, radiator and uPVC double glazed window to the front elevation.

## Bedroom Three

3.05m x 2.21m (10'0 x 7'3)



A great sized third bedroom with new carpeted flooring, radiator and a uPVC double glazed window to the rear elevation.

## Bedroom Two

3.71m x 2.67m (12'2 x 8'9)



A further double bedroom with new carpeted flooring, radiator and uPVC double glazed window to the rear elevation.

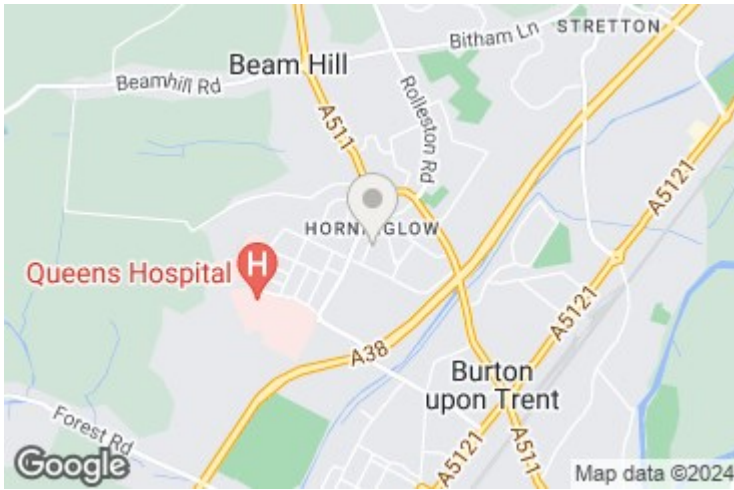
## Outside

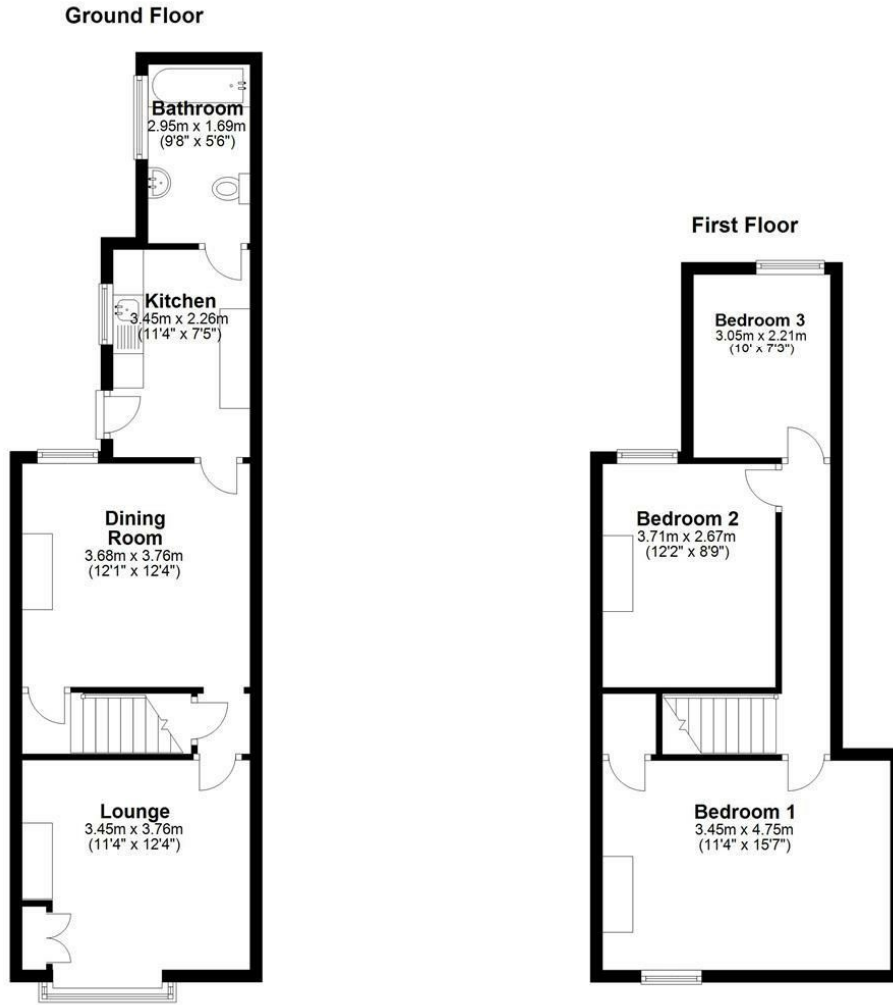


With a small courtyard front garden with gated access, a side alley way allowing access to the rear garden.



Draft details awaiting vendor approval.





NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

## Council Tax Band A Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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