Carlton Street

Burton-on-Trent, DE13 0TE







A traditional two-bedroom mid-terraced property offering approximately 719 sq ft of accommodation, two reception rooms, a generous private rear garden and the benefit of vacant possession with no upward chain.

Guide Price £130,000

John German

Situated on Carlton Street within the established Horninglow area of Burton-on-Trent, the property is conveniently located for a range of local amenities, schooling and transport links. Burton-on-Trent town centre is within easy reach, offering a variety of shops, supermarkets, restaurants, leisure facilities and everyday amenities, whilst the surrounding area provides good road links for those travelling further afield. The property is also well placed for access to local schools and Burton-on-Trent railway station.

The ground floor opens into a front living room, with a second, larger reception room beyond, providing excellent flexibility for use as a dining room, family room or additional sitting room. To the rear is a fitted kitchen comprising a range of wall and base units, work surfaces, induction hob, extractor fan and oven, together with space for a washing machine and fridge freezer. A tiled splashback completes the kitchen, which also provides access to a useful lean-to.

To the first floor are two double bedrooms, together with a family bathroom comprising a shower over the bath, WC and hand wash basin.
Externally, the property benefits from a courtyard-style garden immediately to the rear, where there is access to a useful outdoor utility store housing the boiler. Beyond this is a good-sized lawned rear garden, further complemented by an external WC and additional store.

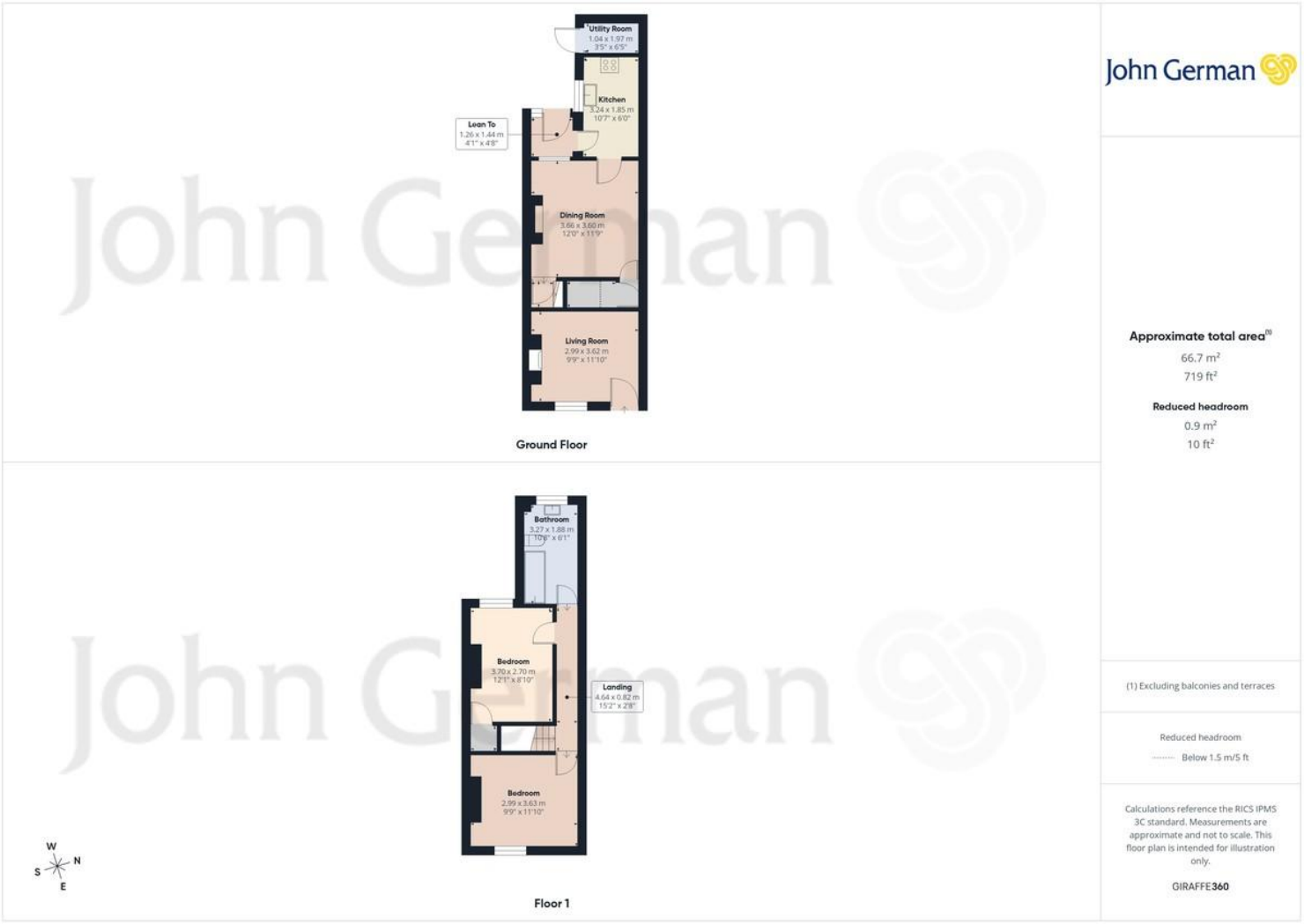
A particular advantage of the property is that there is no right of access across the rear garden, meaning the garden remains private and is not used as a thoroughfare by neighbouring properties.

The property is offered for sale with vacant possession and no upward chain, making it an attractive option for first-time buyers, investors or those looking for a traditional home with useful outdoor space. Ample on-road parking is also available in the surrounding area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA01092026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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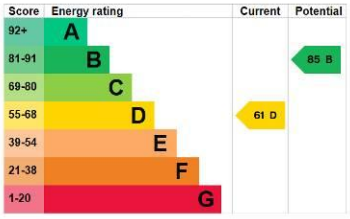

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk