

The Carousels

Burton-on-Trent, DE14 2QG



This two bedroom home offers an ideal first step onto the property ladder or buy to let with parking space, spacious living room and a fitted kitchen. Being well placed for shops, the town centre and train station.

£149,950



John German

This two bedroom home on The Carousels offers that ideal first home, buy to let or downsize, in a popular location within easy walking distance of shops together with being well placed for the town centre and train station.

Set behind a front garden with a paved path to the front entrance with a storage cupboard and a door opening into the hall.

The living/dining room is spacious with a bay window framing views to front and stairs off to the first floor. Across the hall is a smart fitted kitchen with a range of units, both the hob and oven are integrated along with space for further appliances, windows to side and rear and a wall mounted gas central heating boiler.

The landing has doors off to the two bedrooms and the bathroom fitted with a modern suite. The good size master bedroom has a mirrored wardrobe and a built in cupboard adding storage and bedroom two is a good size single, currently used as a dressing room.

The house has a parking space in a residents car park indicated on the plan shown.

- 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:** Parking space
- 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:** JGA/23072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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