

Carlton Street

Burton-on-Trent, DE13 0TE



This traditional two up, two down mid-terraced home is situated on Carlton Street in Burton upon Trent, a convenient location offering a wide range of local amenities including shops, schools, transport links, and easy access to the town centre.

Guide Price £140,000

John German 

Requiring some modernisation, the property presents an excellent opportunity for first-time buyers, investors, young couples, or families looking to put their own stamp on a home.

The ground floor accommodation comprises two reception rooms which are now open plan, with the staircase providing a natural division between the living and dining areas, creating a versatile and sociable living space.

To the rear, the kitchen is fitted with a range of wall and base units arranged in a practical U-shape, complemented by worktops and a double sink. There is an integrated oven with gas hob and extractor fan, along with space for a fridge freezer, washing machine, and tumble dryer.

To the first floor, the property offers two well-proportioned double bedrooms. The family bathroom is generously sized and comprises a bath, separate shower cubicle, WC, and hand wash basin.

Externally, the rear garden begins with a patio area, ideal for outdoor seating, leading onto a lawned garden. Please note there is a typical shared right of access across the rear for neighbouring properties. To the front, there is on-road parking available.

Offering great potential and positioned in a popular and convenient location, this property is ideal for buyers seeking a project with plenty of scope.

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 road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

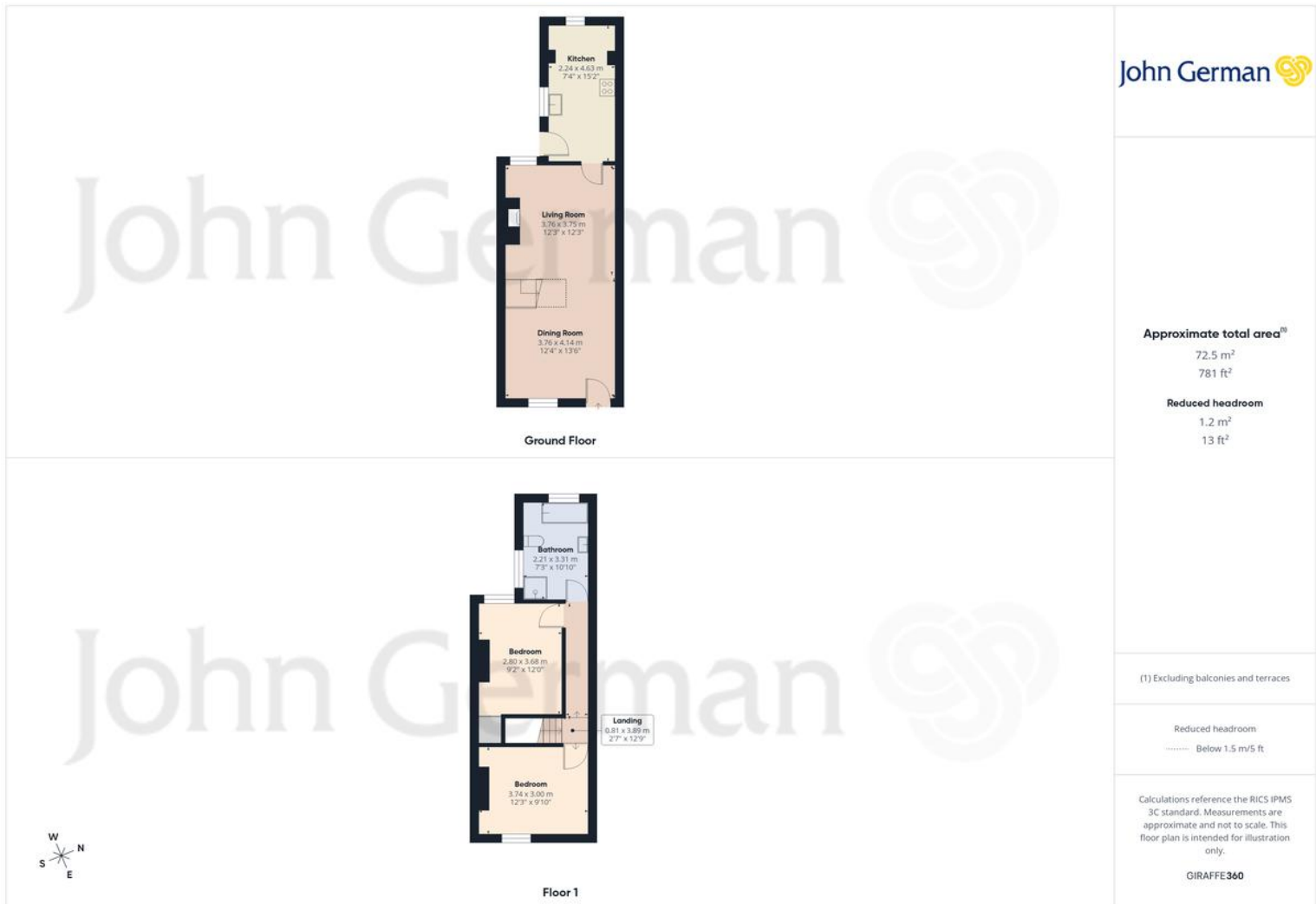
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21042026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244

burton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent