

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 lawn 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/>

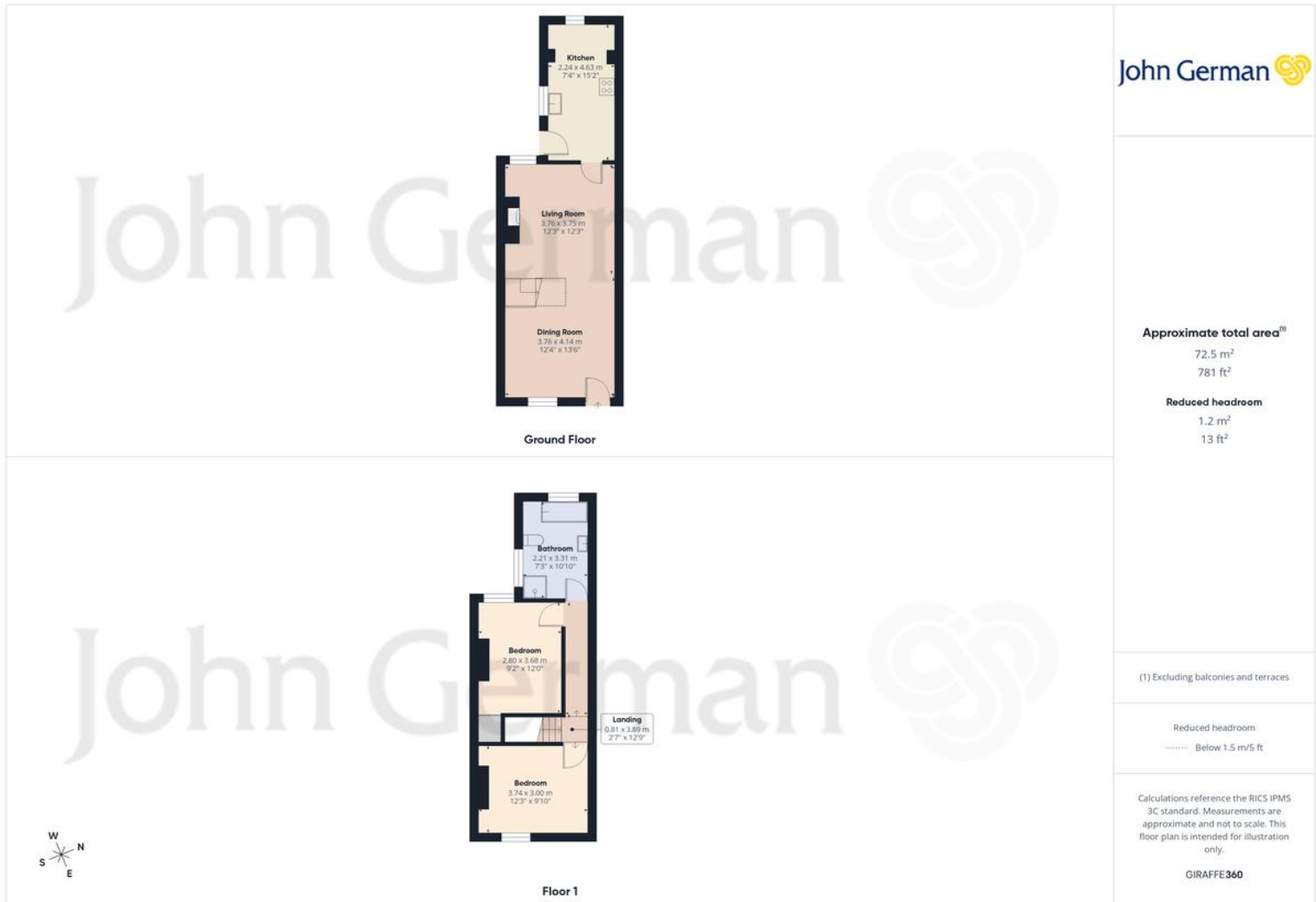
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA/21042026

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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		

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TRADING STANDARDS UK

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Agents' Notes

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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.

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