



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 £135,000

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.

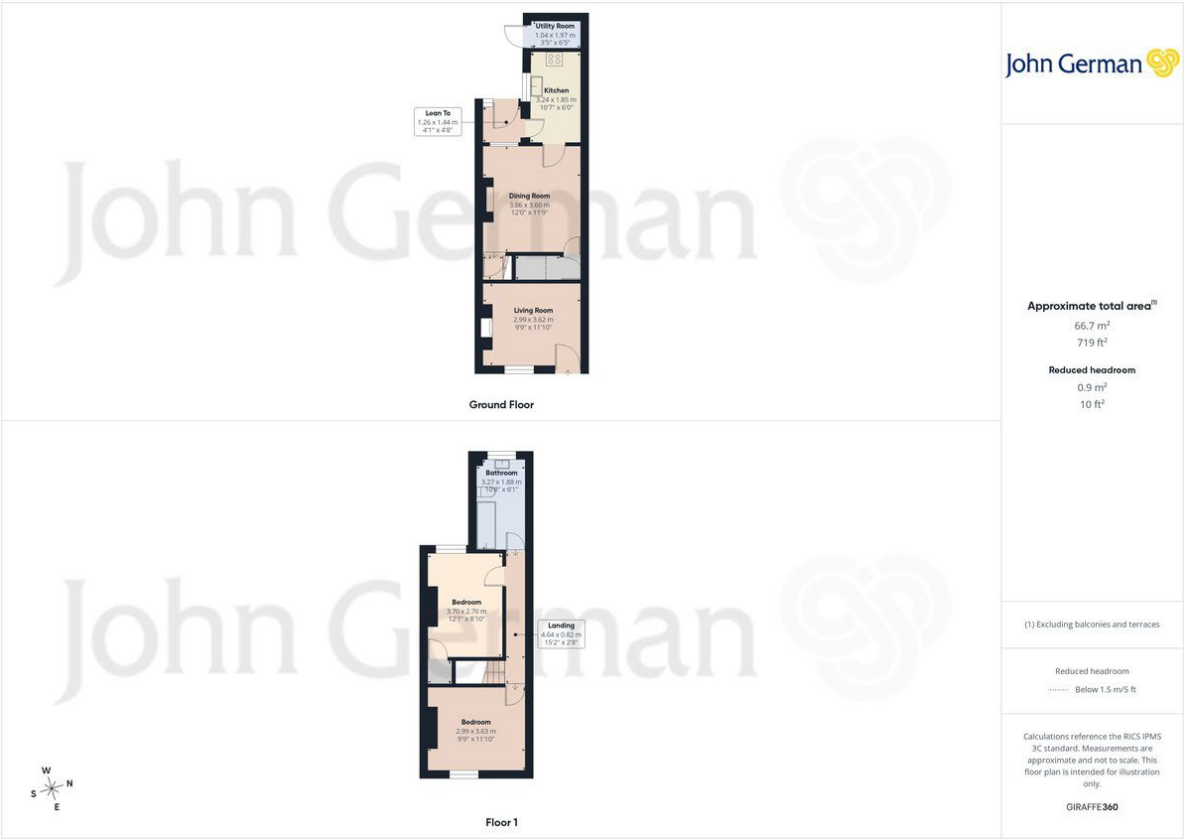
A particular advantage of the property is that there is no right of access across the rear garden, meaning the garden remains private and is not used as a thoroughfare by neighbouring properties.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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