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.

£146,000

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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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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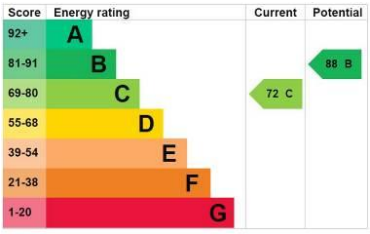

Agents' Notes

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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.

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