





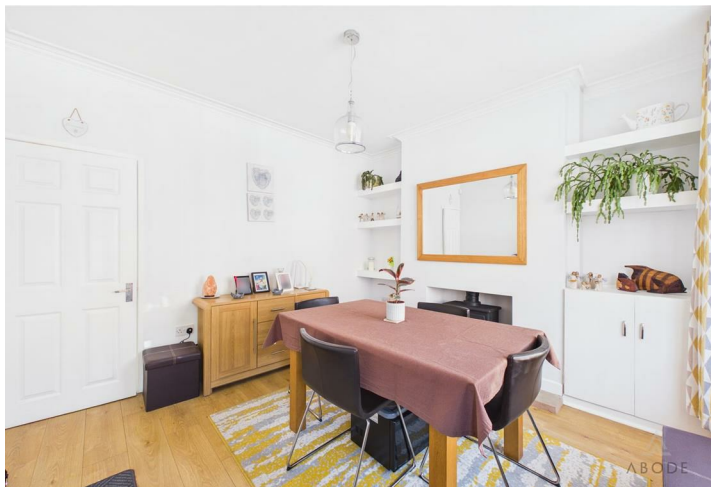
Situated on Carlton Street in Burton upon Trent, this well-presented two-bedroom terraced property offers spacious and practical accommodation throughout, making it an ideal first-time purchase or investment opportunity.

Conveniently located just 0.6 miles from Queens Hospital Burton, the property benefits from excellent access to local amenities, transport links, and town centre facilities.

Internally, the home features two generous reception rooms with attractive gas burner fireplaces, a modern fitted kitchen with ample storage, a useful rear porch, and a ground floor WC. To the first floor are two well-proportioned bedrooms and a family bathroom complete with both bath and separate shower cubicle. The property benefits further by having usable loft space which has been plastered and has a loft window.

Externally, the property enjoys a low-maintenance enclosed front garden and an enclosed rear garden designed for easy outdoor living. The rear garden features a block paved patio area adjoining the property, a useful shed with power and lighting, steps leading down to an artificial lawn, a small decked seating area, and an additional slatted patio seating area to the rear of the garden, ideal for relaxing or entertaining.

Further benefits include uPVC double glazing and gas central heating throughout.



Front Exterior

Enclosed low-maintenance front garden with stone chippings and gated access.

Dining Room

Entered via a uPVC front door, the dining room features a uPVC double glazed bay window to the front elevation, gas burner fireplace, central heating radiator, laminate flooring, and access through to the lounge.

Lounge

Spacious lounge with uPVC double glazed window to the rear elevation, gas burner fireplace, central heating radiator, laminate flooring, understairs storage cupboard, staircase access door, and door leading to the kitchen.

Kitchen

Fitted with a range of modern wall and base units complemented by laminate worktops and tiled upstands. Features include a stainless steel sink with drainer and mixer tap, gas hob with stainless steel splashback and extractor hood, electric single oven, integrated dishwasher, space for washing machine, tumble dryer, and fridge/freezer. uPVC double glazed window to the side elevation, central heating radiator, vinyl flooring, and access to the rear porch.

Rear Porch

With central heating radiator, vinyl flooring, access to the downstairs WC, and uPVC door leading out to the rear garden.



Downstairs W/C

Comprising low-level WC, hand wash basin, combination boiler, central heating radiator, vinyl flooring, and uPVC double glazed window to the side elevation.

First Floor Landing

Providing access to both bedrooms and family bathroom, with central heating radiator and loft access via ladder.







Bedroom One

Double bedroom with uPVC double glazed window to the front elevation, central heating radiator, and built-in storage cupboard.

Bedroom Two

Second bedroom with uPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

Fitted with a bath, separate shower cubicle, low-level WC, and hand wash basin. Also benefiting from a central heating radiator, vinyl flooring, and uPVC double glazed window to the rear elevation.

Rear Garden

The enclosed rear garden has been designed for low-maintenance outdoor living and features a block paved patio area adjoining the property, along with a useful shed benefiting from power and lighting. Steps lead down to an artificial lawn with a small decked seating area, while a further slabbed patio seating area is situated at the rear of the garden, providing additional space for outdoor entertaining and relaxation.









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

93.8 m²

1011 ft²

Reduced headroom

4.4 m²

47 ft²

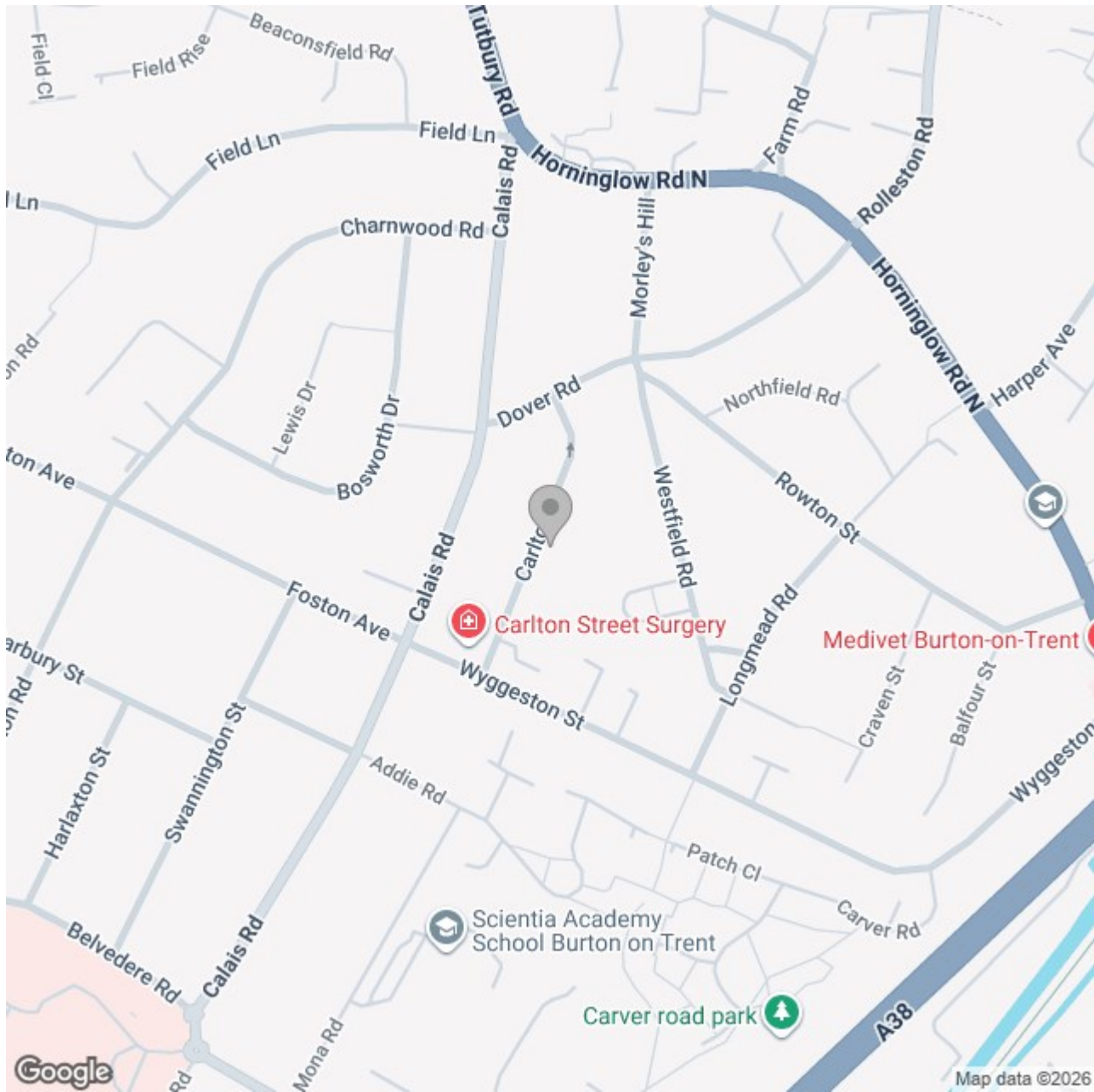
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	