

# Burton Terrace

Uttoxeter, ST14 7AD

John   
German






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£235,000



Extremely attractive traditional double fronted  
forecourted end terrace home with  
sympathetically extended family sized  
accommodation retaining character and features,  
situated on a sought-after no through road on the  
very edge of the town centre.

Viewing and consideration of this lovely family sized home is strongly recommended to appreciate this unique opportunity, its room sizes and layout, features and its extremely convenient yet quiet position within walking distance to the town centre and schools.

For sale with no upwards chain involved, the property also benefits from off road parking at the rear, a gas central heating system and double glazing.

The town centre and its amenities are within easy reach including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

#### **Accommodation**

A tiled storm porch with a timber door leads to the spacious lounge providing an impressive introduction to the property having two deep walk-in bay windows to the front plus a further window to the side providing additional light and a focal fireplace with a coal effect gas fire.

The equally well-proportioned living/dining room in the middle of the property has dual aspect windows providing natural light and a door leading to the stairs for the first floor. The focal chimney breast has a fitted dresser in the recess. This spacious room can be utilised in numerous ways to suit a buyer's requirements.

At the rear of the property is the extended breakfast kitchen which has a range of base and eye level units with fitted work surfaces and breakfast bar, sink unit set below the side facing window, fitted gas cooker with extractor over and oven under plus space for further appliances. Doors lead to the downstairs WC and to the useful boot room/porch which gives access to the garden.

The first floor landing leads to four good sized bedrooms, three of which are able to accommodate a double bed, and the fitted family bathroom which has a modern white three-piece suite incorporating a panelled shower bath with a fitted glazed screen.

The front facing master double bedroom has a built-in wardrobe and a walk-in dressing room which has a front facing window plus a door to the fitted fully tiled en suite shower room which incorporates a double shower cubicle.

#### **Outside**

To the front is a garden laid to lawn with a paved seating area that extends to the side of the property leading to the rear garden. At the rear is a paved patio with a dwarf wall and fitted seating leading to a garden laid to lawn with borders and a shed.

Shared vehicular access at the rear leads to the driveway which provides parking.

**Please note:** The property is adjacent to Thomas Alleyne's High School playing field. On their boundary, Japanese Knotweed has been found, the school has accepted responsibility and applied treatment.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/24022021

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







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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