



Attractive, traditional, semi-detached home in need of cosmetic upgrading, occupying a good sized plot within a popular area of Uttoxeter, within easy reach of the town centre.

£189,995



For sale with no upwards chain involved, viewing of this traditional home is strongly recommended to appreciate its plot and potential. The garden provides scope for extension, subject to obtaining the relevant permissions.

Situated on a well-regarded road within easy reach of local amenities including the 5 shops on Windsor road, Schools and the Bramshall Road Park. The town centre is also nearby, offering a wide range of amenities including several supermarkets, independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre. The A50 dual-carriageway is also easily accessed, linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation A part-obsured, double glazed entrance door leads to the welcoming hall where stairs rise to the first floor, with a useful under stairs cupboard, side-facing window and doors to the well-proportioned ground floor accommodation.

The front-facing lounge has a wide walk-in bay window and a focal fire place. Behind is the separate dining room which has a focal fire place and a wide window overlooking the rear garden.

Completing the ground floor accommodation is the kitchen which is fitted with a range of base and eye level units, with fitted work surfaces, an inset sink unit set below a window overlooking the rear garden, fitted electric hob with extractor over and oven under, space for further appliances and a part-glazed door which leads to the side elevation.

To the first floor, the landing has a side facing window and access to the loft, plus doors leading to the three good-sized bedrooms, two of which can accommodate a double bed, and the third bedroom having a built-in cupboard.

Finally, the fitted shower / wet room has a white suite with complimentary tiled splashbacks and a built-in airing cupboard housing the gas central heating boiler.

Outside to the rear, is a good-sized garden which is predominantly laid to lawn with well-stocked beds and borders containing a variety of shrubs and plants, enclosed by fencing and with access to a useful brick-built outhouse. To the front, there is a garden also laid to lawn with borders containing shrubs and plants, enclosed to three sides. A tarmac driveway provides off-road parking, leading to an attached carport.

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.gov.uk/government/organisations/environmental-agency

<http://www.eaststaffsbcc.gov.uk/planning>

Our Ref: JGA/05072021

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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