

Hallam Road

Uttoxeter, Staffordshire, ST14 7NH



Substantially extended bungalow with well-maintained accommodation, suitable for a variety of buyers. Offered with no upwards chain and located in a popular area within easy reach of local amenities.

£195,000



John German 

Whether looking for a single storey home or family residence, consideration of this deceptively spacious semi-detached bungalow is strongly recommended to appreciate its size, layout (especially the living space) and location. In good order, including some recently fitted carpet, superior shower room, and good kitchen, the property is not only ready to move into, but also offers scope for personalisation.

Situated in close proximity to local amenities including the Bramshall Road Park, shops and schools, the town centre and its wider range of amenities can also be easily reached.

Accommodation A uPVC part obscured double glazed entrance door leads to the welcoming hall which has access to the loft and a built-in storage cupboard, plus doors to the well proportioned accommodation.

The spacious lounge has a wide front-facing window providing ample natural light and a focal brick fireplace which has a coal-effect gas stove set on a tiled hearth. An arch leads to the dining room which has a double glazed door opening out to the rear garden.

Positioned at the front of the property is the fitted kitchen, having a range of base and eye level units with work surfaces, an inset sink unit set below the window, fitted electric hob with extractor over and oven under, plus space for further appliances.

At the rear of the property are the two bedrooms, each overlooking the garden and the master bedroom having a built-in triple wardrobe with sliding doors. The versatile study/box room has a side-facing window.

Completing the accommodation is the impressive, fully tiled, fitted shower room with a white modern suite comprising corner shower cubicle with a fitted mixer shower over.

Outside to the rear, there is a paved patio leading to an extremely pleasant enclosed, low maintenance garden with shrubbery borders and gated access to the side elevation. To the front is a gravelled garden, enclosed by panelled fencing and a tarmac driveway providing off-road parking for several vehicles and carport to the side.

Agents Notes : Please note that the property benefits from solar panels, providing reduced electricity costs. We await further details in regards to the lease details.

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/environment-agency

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

Our Ref: JGA/27102021

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

GROUND FLOOR







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		94 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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