

High Street

Uttoxeter, Staffordshire, ST14 7JH

John 
German





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Guide Price £385,000

Enjoying a wealth of both charm and character in addition to a superb and spacious garden plot, this beautifully presented Victorian family home enjoys a town central location, providing easy access to all the local amenities.



Enjoying a substantial and conveniently located plot in the charming market town of Uttoxeter, which hosts Schools, local shops, bars, restaurants and leisure facilities all within easy reach. In addition, there are excellent transport links offered with the A50 just a short drive away.

The property itself boasts plenty of kerb appeal, with the Victorian character immediately evident.

Entering through the front, there is a beautiful Minton tiled flooring running through, with staircase rising to the first floor, understairs storage cupboard and doors leading off.

The lounge features a bay window with original coving to the ceiling and an impressive feature fireplace providing a focal point to the room. Continuing through, the snug is a cosy space, offering an ideal place to sit and escape cold winter evenings with the log burning stove set within a deep fireplace. A stained-glass window with 'The Fems' is displayed, a lovely reminder of the character the property enjoys, having previously formed part of the old front door.

The kitchen/diner is fitted with a lovely range of both eye level and base units with handy integrated appliances. Dual aspect double glazed windows allow plenty of natural light into the room, with external door providing access to the rear garden.

The third reception room is currently a formal dining room, offering a fantastic space for entertaining guests, having an additional characterful fireplace, with the conservatory that leads off, having access to a downstairs cloakroom, with WC and hand wash basin.

Upstairs, the landing has doors off to the three double bedrooms, shower room, separate WC and bathroom. Whilst all being very well proportioned, bedroom one is a generous double having exposed floorboards and two double glazed windows to the front aspect. The upstairs benefits from both a shower room with walk in cubicle and hand wash basin, as well as a separate bathroom, including a corner bath in addition to a shower, WC, hand wash basin and part panelled walls.

Outside from the front garden, a side door leads to a covered passage way measuring approximately 28' (8.5m) x 3' (0.91m), making a useful storage area leading back to the rear door. The rear garden is inviting, with two separate seating areas making the most of the sun throughout the day, brick-built outbuildings providing useful storage space. The detached double garage has an access door to the rear, with electric up and over doors to the front. Providing ample space for parking, or potential for use as a workshop, there is also a gated hardstanding area to the side.

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

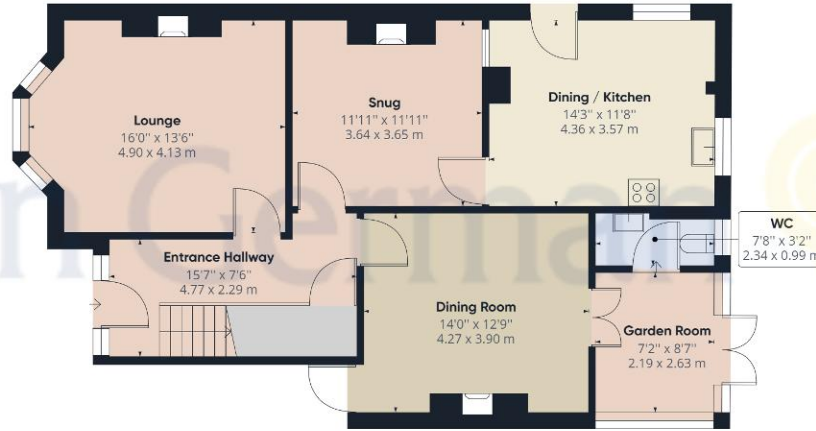
<http://www.eaststaffsbcc.gov.uk/planning>

Our Ref: JGA/26112021

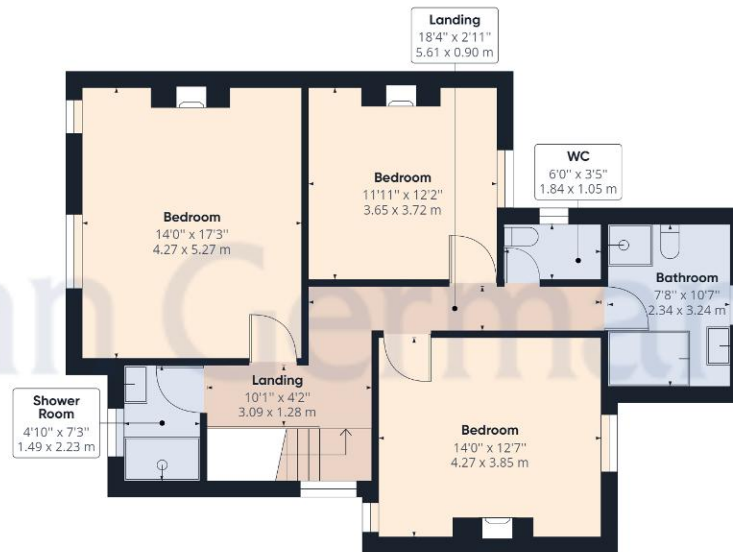
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1700.41 ft²

157.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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