

Bridge Street  
Uttoxeter, Staffordshire, ST14 8AP

John  
German



# Bridge Street

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£75,000

**Unique traditional single storey FREEHOLD cottage style home situated in the town centre within walking distance to its wide range of amenities. Ideal first time buy, investment, holiday let or lock and leave bolthole.**

For sale with no upward chain involved, consideration of this highly individual residence is strongly recommended to appreciate its layout and convenient position.

Whether looking to make your first step onto the property ladder, an investment in a rental property, looking for something to downsize to and spend time knowing it is all locked up, or an Air BnB/holiday let, this could be the unique place for you.

Situated in the town centre within walking distance to its wide range of amenities which include several supermarkets (positioned opposite Waitrose) and independent shops, public houses and restaurants, coffee houses and bars, train station and doctors. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed door leads to the entrance hall which has a tiled floor and wall mounted gas central heating boiler plus a door leading to the fitted shower room which has a white three-piece suite.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the side facing window, fitted gas hob with an extractor over, built-in oven and space for further appliances.

The irregularly shaped living room has two windows providing natural light and a focal display fireplace.

Completing the accommodation is the bedroom with dual aspect windows and a laminated wooden floor.

Outside, shared pedestrian access has a wrought iron gate leading to an enclosed low maintenance yard which has a shed and a view towards the church spire.

**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.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA27012022      **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A







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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.

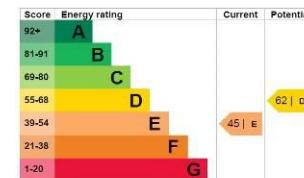
## Approximate total area<sup>(1)</sup>

295.90 ft<sup>2</sup>  
27.49 m<sup>2</sup>

(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.

GIRAFFE360



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