

The Limes

Uttoxeter, Staffordshire, ST14 7FA



Modern townhouse with well presented accommodation, situated in a cul-de-sac within close proximity to the town centre. Representing an ideal first home, home move, or Buy to Let investment.

£200,000

John German 

For sale with no upwards chain involved, viewing of this well-proportioned town house is strongly recommended to appreciate its room dimensions, layout and position, making it suitable for a variety of buyers.

Occupying a cul-de-sac position within walking distance to local amenities and the town centre, plus its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, multi-screen cinema, and a modern leisure centre.

Accommodation A storm porch with a part-obscured double glazed entrance door leads to the welcoming hallway where stairs rise to the first floor and doors lead to the ground floor accommodation, plus the guest WC.

Positioned at the rear of the property is the generously sized lounge/dining room which has a useful under stairs cupboard and wide French doors opening out into the garden.

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

On the first floor, the landing has stairs rising to the second floor, plus doors leading to the two double bedrooms and family bathroom which is fitted with a white three-piece suite comprising a mixer shower and glazed screen above the panelled bath, together with tiled splashbacks.

The spacious master bedroom, which is found on the second floor, enjoys an abundance of natural light provided by dual aspect windows and benefits from a fitted en-suite shower room which also has a white suite and access to storage in the eaves.

Outside to the rear, a paved patio leads to an artificial lawn and further timber decking provides a seating area, having a slate border and a gate providing shared access to the front of the terrace.

To the front, is a small forecourt and two designated parking spaces.

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

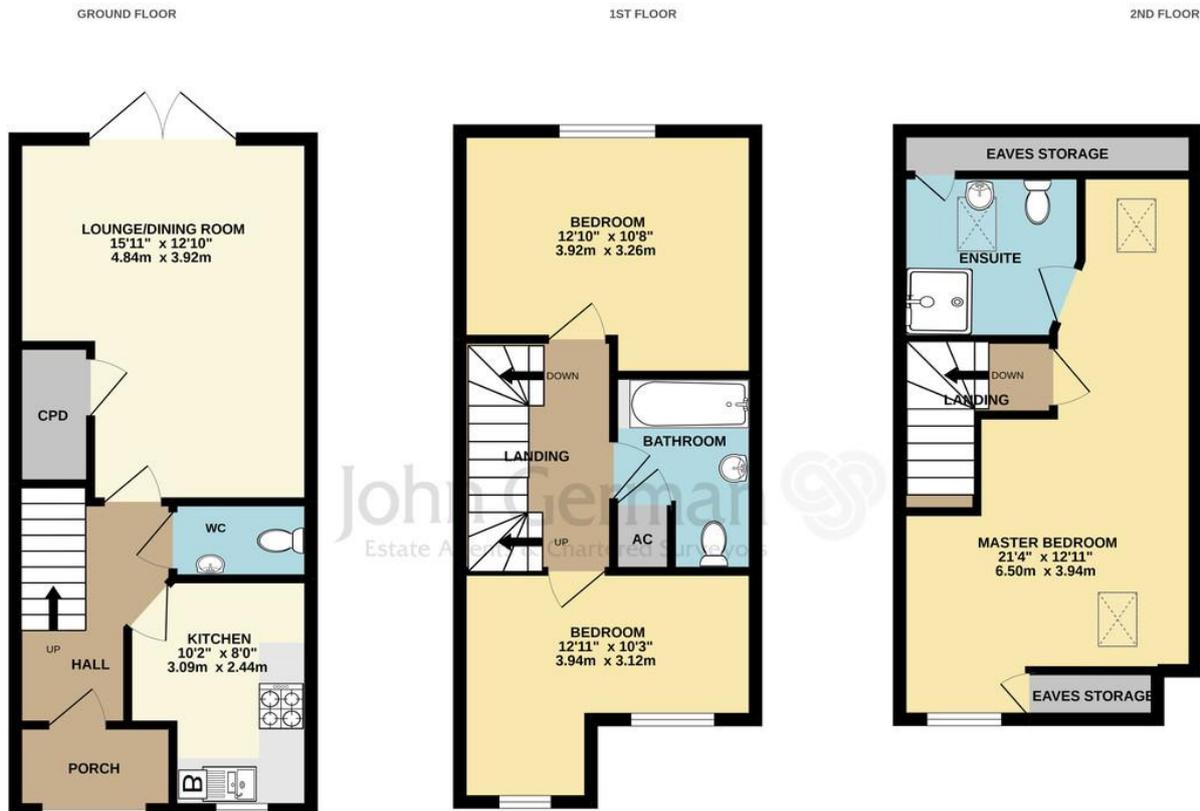
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststffsbcc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/21042022

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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