

Sampson Avenue

Bramshall Meadows, Uttoxeter, ST14 5FG



Modern semi detached home suitable for a variety of buyers built in 2019 by St Modwen Homes and enjoying a pleasant position on the development.

£220,000

John German 

An ideal first step onto the property ladder, home move or Buy to Let investment, viewing is highly recommended to appreciate its layout, position and landscaped rear garden.

Situated on the Bramshall Meadows development towards the edge of town yet still within easy reach of amenities including the Bramshall Road Park, the new state of the art first school, plus the town centre and its wide range of facilities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation A part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation including the guest WC.

The spacious lounge/dining room is positioned to the rear of the property, having a useful built-in cupboard and wide French doors opening to the garden.

The fitted kitchen has a range of base and eye level units with worksurfaces over, an inset sink unit set below the front facing window, gas hob with extractor over and oven under, plus space for further appliances.

To the first floor the landing has doors to the three bedrooms, two of which can accommodate a double bed, plus the third bedroom having a built-in wardrobe.

The front facing master bedroom has a built-in double wardrobe with mirrored doors, and the benefit of a fitted en-suite shower room.

Completing the accommodation is the fitted family bathroom which has a white three-piece suite with complementary tiled splashbacks.

Outside to the rear, a paved patio leads to a timber effect seating area providing a pleasant entertaining space, further to the garden laid to lawn with gravelled beds containing a variety of shrubs. There is also space for a shed and a gate allows for access to the front.

To the front is a double width driveway providing off road parking.

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

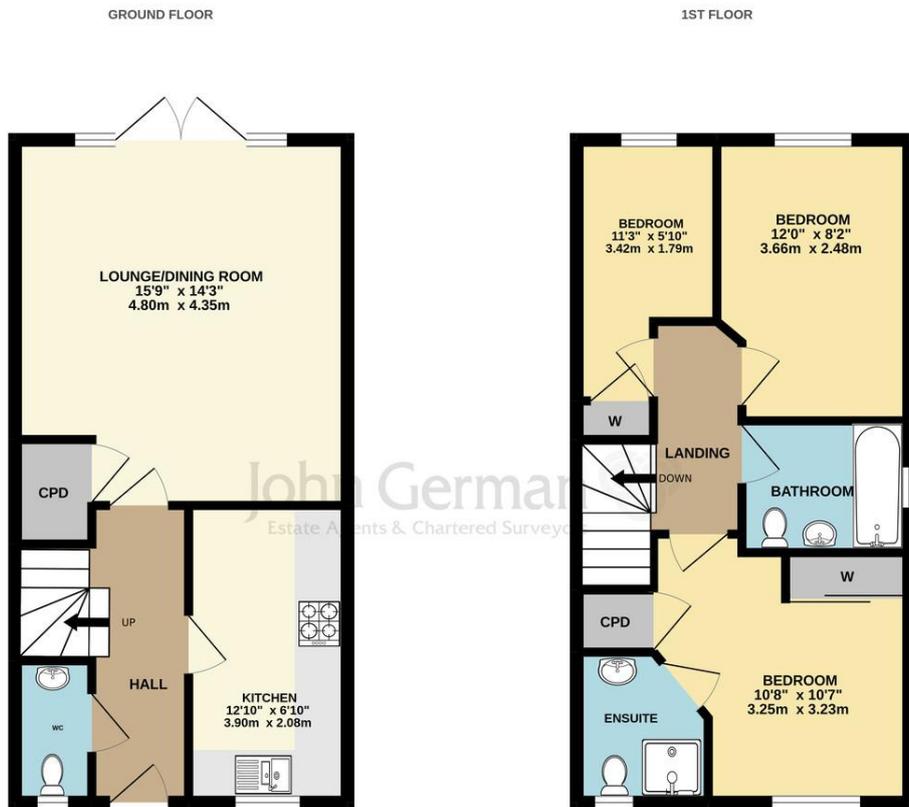
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

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

Our Ref: JGA/16092022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.

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