

Ashbourne Road

Uttoxeter, ST14 7BA



Extremely well-maintained bay fronted 1930's semi detached home with extended ground floor accommodation occupying a pleasant and well-tended garden plot with parking and garage, situated in a popular area.

£225,000



John German 

For sale with no upward chain involved, consideration of this lovely home is strongly advised to appreciate its size, scope for personalisation, retained features and character, garden and its convenient position. Suitable for a variety of buyers whether looking to make your first step onto the property ladder or for a home move.

Situated in a popular area of town, within close proximity to local amenities including convenience shops (including a Tesco Express mini supermarket), public house and school. The town centre and its wide range of amenities are also nearby as is the A50 dual carriage way linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A storm porch with a uPVC part obscure double glazed entrance door opens to the welcoming hall having a red quarry tiled floor that is presently carpeted, stairs rising to the first floor with a storage cupboard beneath, further built-in cupboards and doors to the extended ground floor accommodation.

The generously sized lounge dining room has a focal living flame effect gas fire with a feature surround plus a walk-in front facing bay window providing natural light and a set of wide sliding patio doors opening to the rear.

The extended kitchen has a range of base and eye level units with fitted work surfaces and inset sink unit set below one of the two side facing windows, space for a gas cooker with further appliances plus a part obscure double glazed door opening to the garden and a further door to the downstairs WC.

To the first floor the pleasant landing has a side facing window and doors leading to the three bedrooms, two of which can easily accommodate a double bed, and the fitted family shower room which has a white modern suite incorporating a double shower cubicle with tiled splash backs.

Outside - To the rear a paved patio leads to the lovely good sized and well-tended garden which is predominantly laid to lawn with shaped beds and borders containing a variety of shrubs and plants, space for both a shed and greenhouse and fencing to three sides, all enjoying a degree of privacy.

To the front is a garden laid to lawn with borders. A further lawn area adjacent to the pavement that some of the neighbouring properties have converted to further parking.

A driveway provides off road parking extending to the rear of the property where a detached garage has an up and over door and personal door to the garden.

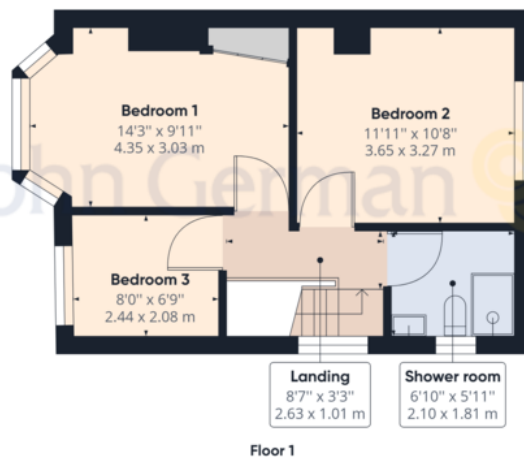
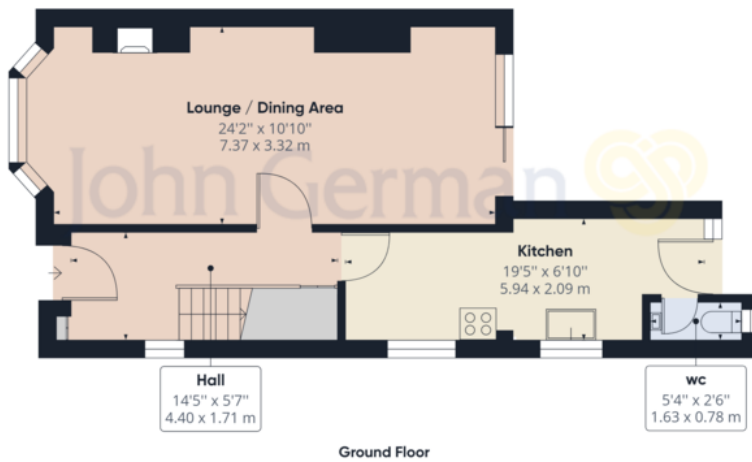
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/281122

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



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Approximate total area⁽¹⁾
 871.99 ft²
 81.01 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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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