

Byrds Lane

Uttoxeter, Staffordshire, ST14 7NT



Ideal first time buy, home move or buy to let investment - A traditional terrace with well presented and much improved accommodation occupying a good sized plot in a popular area.

£195,000



John German 

DRAFT DETAILS

Viewing and internal inspection of this lovely home is strongly recommended whether buying your first home, moving up or down the property ladder or looking for a buy to let investment. The current owner has done a lot of work to the property during their ownership meaning it is in turn-key condition. Occupying a good sized plot with off road parking.

Situated on a well regarded road providing easy access to amenities including the three-tier school system and the town centre with its wide range of amenities.

Accommodation - A composite part obscure entrance door opens to the enclosed porch with a further door leading to the hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

To the right is the generously sized lounge that extends to the full depth of the property having a deep walk in bay window to the front and French doors opening to the rear patio and garden.

On the opposite side of the hall is the impressive dining kitchen also extending to the full depth of the property, having a range of units with fitted granite work surfaces and inset sink unit set below the rear facing window, space for a gas cooker and further appliances, an additional front facing window providing light and a double glazed door to the rear garden. A door leads to the useful utility/WC which has a fitted worksurface and plumbing for a washing machine in addition to a close coupled WC.

To the first floor the landing has a rear facing window providing light and a built in cupboard plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed.

Completing the accommodation is the fitted family bathroom which has a white four piece suite incorporating both a panelled bath and a separate shower cubicle.

Outside - To the rear a paved patio provides a pleasant entertaining area leading to the good sized garden which is laid to lawn enclosed to three sides by timber panel fencing with a gate leading to the shared access to the front.

To the front is a garden laid to lawn and a tarmac drive 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.eaststaffsbc.gov.uk

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

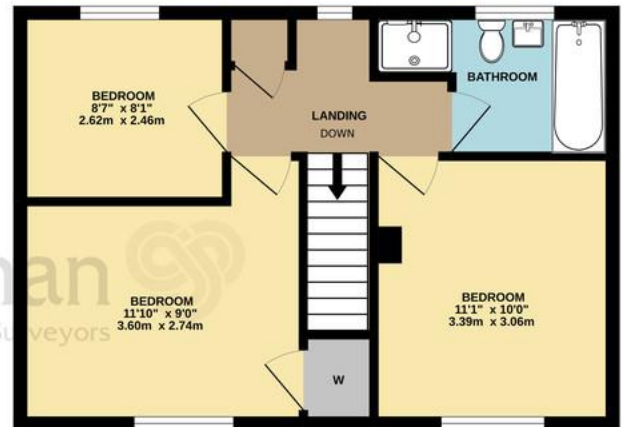
Our Ref: JGA/07122022

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents' Notes

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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.

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