

Hawthornden Gardens

Uttoxeter, ST14 7PB



Traditional semi detached dormer bungalow in need of cosmetic updating situated in a highly popular area and well regarded road within easy reach of the town centre and amenities.

NO UPWARD CHAIN

£220,000

John German 

For sale with no upward chain involved, consideration and viewing of this adaptable home is strongly advised to appreciate its large amount of potential, garden plot and its exact position. Benefitting from a Worcester combination gas central heating boiler installed only in April 2022.

Located on this well regarded road within easy reach of Bramshall Road Park and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, schools, modern leisure centre and multi screen cinema.

Accommodation - An enclosed porch with a part obscure glazed entrance door opens to the welcoming hall which has a feature wooden block floor, built in airing cupboard, stairs rising to the first floor and doors to the well proportioned accommodation.

Across the rear of the bungalow is the well proportioned living space comprising a lounge which has a fireplace housing a coal effect gas fire and a wide window overlooking the garden. The dining kitchen has a range of base and eye level units with work surfaces and space for a cooker plus further appliances, the wall mounted combination gas central heating boiler and dual aspect windows including one overlooking the garden plus a part double glazed door to the side elevation.

To the front of the property are two bedrooms, one of which can easily accommodate a double bed.

Completing the ground floor is the bathroom which has a white three piece suite and side facing window.

To the first floor is a further double bedroom with a rear facing window enjoying a pleasant outlook. A door opens to the adaptable dressing room which could alternatively be used as a study area or play area having built in storage in the eaves plus a further corner wardrobe.

Outside - To the rear is a good sized enclosed garden that is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants plus a vegetable garden area.

To the front is a pleasant garden laid to lawn with well stocked borders enclosed to three sides. Wrought iron double gates lead to the driveway which provides parking and further to the detached garage which has power points.

what3words: stitching.chain.envisage

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

Our Ref: JGA/12042023

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

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<p>John German </p> <p>Approximate total area⁽¹⁾ 1016.35 ft² 94.42 m²</p> <p>Reduced headroom 42.57 ft² 3.95 m²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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