

Stafford Road
Uttoxeter, ST14 8DN



Extremely handsome traditional bay fronted detached home in need of cosmetic updating occupying a delightful plot enjoying far reaching views to the rear providing a huge amount of potential.

£300,000

John German 

For sale with no upwards chain, viewing and consideration of this lovely 1930's home is strongly recommended to appreciate its potential that is further enhanced by its good sized plot which subject to obtaining the necessary planning permissions/consents provides huge scope to extend the accommodation.

Situated on this well regarded road and occupying a plot that enjoys a good degree of privacy plus far reaching views over fields to the rear. The town centre and its wide range of amenities are close by including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, doctors, a modern leisure centre and multi screen cinema.

Accommodation - An enclosed porch with a timber and part glazed entrance door opens to the wide and welcoming hall which has stairs rising to the first floor with a useful storage cupboard beneath and doors to the spacious ground floor accommodation.

The generously proportioned lounge and separate dining area extends to the full width of the property, the front facing dining area has a wide and deep walk in bay window providing natural light. The lounge area has a focal fireplace and French doors leading to a uPVC double glazed conservatory that opens to the garden and enjoys a lovely outlook.

The kitchen is also positioned to the rear of the home having a range of base and eye level units with work surfaces and stainless steel sink unit beneath the window, the freestanding gas central heating boiler, space for appliances plus a part double glazed door to the garden.

To the first floor the landing has a side facing window providing natural light and doors leading to the bedrooms, two large doubles and the room to the rear enjoys fabulous far reaching views. Completing the accommodation is the family bathroom.

Outside - To the rear a concrete patio provides a pleasant entertaining area enjoying a good degree of privacy leading to the good sized garden laid to lawn that is enclosed by established hedges with beautiful views beyond.

To the front is a garden laid to lawn with well stocked borders and mature trees enclosed by established hedges. A tarmac driveway and turning point provides ample off road parking leading past the property to the detached garage.

what3words: contemplate.chatting.picturing

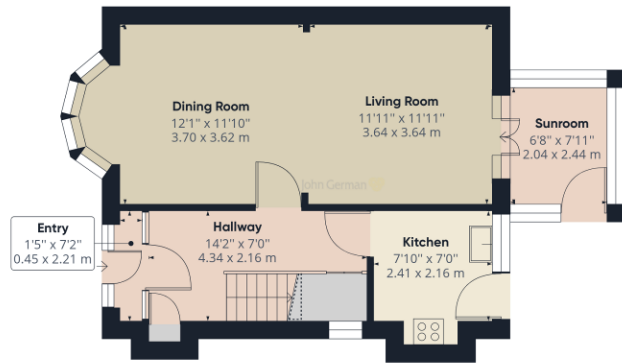
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

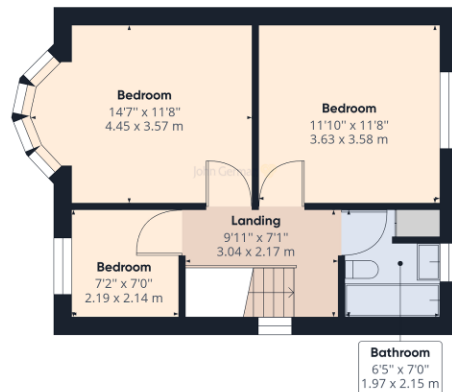
Useful Websites: www.eaststaffsbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10052023

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



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
 995.75 ft²
 92.51 m²

Reduced headroom
 7.10 ft²
 0.66 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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Referral Fees

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