



An exciting opportunity for either first time buyers or those looking for a project to purchase this three bedroom semi-detached family home, offered to the market with no onward chain.

£185,000



This family home is situated in a popular area within walking distance to local amenities including the 'five shops' found on Windsor Road and Tynsel Parkes First School. Uttoxeter's Town centre is within easy reach with its wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen cinema and a modern leisure centre. The A50 is easily reached linking the M1 and M6 plus the cities of Derby and Stoke-on-Trent. For local schooling this property falls into the catchment area for Tynsel Parkes CE Primary Academy and for secondary education Thomas Alleyne's High School.

The property comprises a generous entrance porch with door opening into the hallway having carpeted flooring, stairs rising to the first floor landing and doors lead off into the living room and Kitchen/diner.

The living room has a bay window to the front aspect, carpeted flooring, fire with surround and a door leading to the generously sized Kitchen/diner.

The kitchen/diner extends to the full width of the property excluding the garage and has an extensive range of matching wall and base units work surfaces over and an inset sink with drainer and mixer tap over. There is a window to the rear aspect, door into the garage and sliding glazed doors leading into the lean-to conservatory.

To the first floor, the landing has a side facing window and doors to the three bedrooms. Two of the bedrooms can easily accommodate a double bed and the third is a single bedroom or even home office.

The bathroom comprises bath with shower over, low level WC and wash hand basin.

Outside to the front of the property is a large driveway providing off-road parking for several cars and access into the garage with up and over door. There is also an additional door providing pedestrian access into the garage from which you can gain access into the kitchen and a door leads out to the rear garden where it is mainly laid to lawn with a patio seating area.

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.

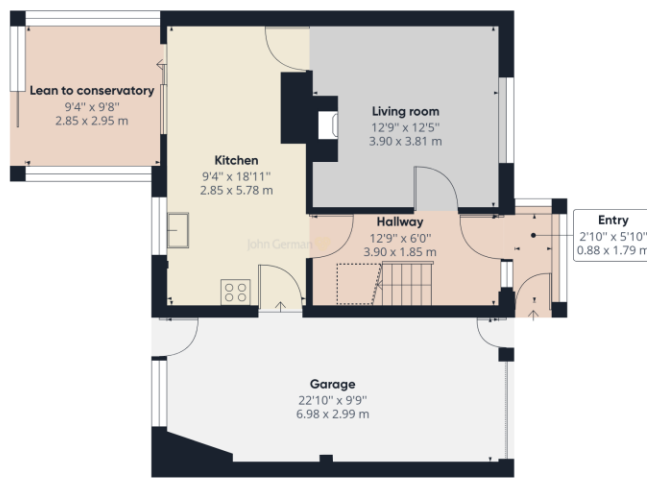
Useful Websites:

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

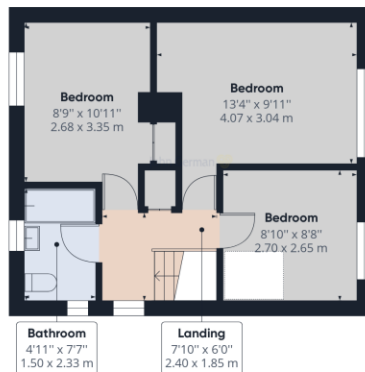
www.eastsaffsbc.gov.uk

Our Ref: JGA/20062023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1128.39 ft²
104.83 m²

Reduced headroom
15.17 ft²
1.41 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		83 B
69-80	C	69 C	
55-68	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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent