

Smithfield Road

Uttoxeter, ST14 7JZ



Beautifully presented and enhanced traditional end terrace home with double bedrooms and a pleasant enclosed rear garden. Situated on the very edge of the town centre within a 'stone's throw' of amenities.

£130,000

John German

Situated at the end of the terrace known as Cherry Tree Terrace on the popular road, viewing of this cute home is highly recommended to appreciate its room dimensions and layout, presentation and convenient position. An ideal first home, downsize or bolthole.

Situated on the very edge of the town centre, within easy walking distance to its wide range of amenities which include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, modern leisure centre and gyms, plus the multi-screen cinema.

A timber entrance door opens to the comfortable living room having a focal cast fire place with a timber mantle, plus a feature wooden floor. A lobby has a useful under stairs cupboard and doors to the remaining ground floor space.

The pleasant dining room has a focal brick fire place and blue brick hearth, a door leads to the stairs for the first floor and a side facing window provides natural light. A doorway leads to the irregularly shaped kitchen which has a range of base and eye level units with fitted work surface and inset sink unit, fitted gas hob with extractor over and oven under, space for further appliances, tiled floor and a uPVC part obscured double glazed door to the outside.

Completing the ground floor accommodation is the fitted bathroom which has a modern white three piece suite, incorporating a panelled bath with an electric shower and fitted glazed screen above, plus tiled splashbacks.

To the first floor, the landing has original doors leading to the two double bedrooms, each benefitting from built in storage.

Outside, shared access leads to the lovely, enclosed garden which has a paved patio providing a pleasant entertaining area, shrubbed borders, gravelled bed and space for a shed.

To the side, attached to the property, is a useful brick built outhouse which has plumbing for a washing machine.

What3words : proven.wheelpool.strapping

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/02082023

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



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Approximate total area⁽¹⁾
639.16 ft²
59.38 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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