

Drovers Close

Uttoxeter, ST14 7FH



Well maintained modern townhouse suitable for a variety of buyers with a pleasant enclosed rear garden and off road parking. Situated on the popular estate in the heart of the town.

£195,000



John German

For sale with no upward chain involved, viewing and consideration of this attractive modern home is strongly recommended, whether looking to make your first step onto the property ladder, upsize or downsize, or for a buy to let investment.

Maintained by the current owner but offering scope for personalisation, the home benefits from an en suite shower room to the master bedroom, downstairs WC and designated parking.

Situated in the heart of the town centre, only a stone's throw from its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, multi screen cinema and the modern leisure centre.

A part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation/WC.

To the rear of the home is the well proportioned lounge/dining room extending to the full width of the property with French doors opening to the pleasant garden and a useful understairs cupboard.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit, fitted gas hob with an extractor hood over and oven under, plus space for further appliances.

To the first floor, the landing has doors leading to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower over and complimentary tiled splashbacks.

The front facing master bedroom has the benefit of both built in wardrobes and a fitted en suite shower room, also having a white three piece suite incorporating a shower cubicle with a mixer shower over.

Outside to the rear is a paved patio leading to a pleasant enclosed garden, predominantly laid to lawn with shrubbed borders, shed (included in sale) and gated access to the rear.

To the side of the townhouses are two designated side by side parking spaces plus the use of shared visitor spaces.

Please note there is a small annual charge of approximately £180 per year for the maintenance of shared area.

What3words: dimension.uses.boasted

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.eaststaffsbc.gov.uk

Our Ref: JGA/10102023

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



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



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Agents' Notes

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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.

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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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