

Heathfield Road

Uttoxeter, ST14 7JN



Attractive traditional semi detached home with well maintained accommodation while also offering scope for personalisation, occupying a lovely corner plot in a highly popular area on the edge of the town centre.

NO UPWARD CHAIN

£215,000

John German

For sale with no upwards chain involved, consideration of this traditional home is strongly recommended to appreciate its size, potential and exact position. An ideal first time buy, home move or buy to let investment.

Situated on the edge of the town centre within a short walk to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctors, multi screen cinema and the modern leisure centre.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor having a useful under stairs cupboard and doors lead to the ground floor accommodation plus the downstairs WC.

The well proportioned lounge extends to the full depth of the home having French doors giving direct access to the rear garden, a front facing window and a focal central fireplace having a coal effect gas fire.

The spacious dining kitchen has a range of base and eye level units with fitted work surfaces, inset sink unit set below one of the dual aspect windows, space for a gas cooker, integrated dishwasher and space for further appliances. The wall mounted combination gas central heating boiler is positioned in the kitchen area and a uPVC part obscure double glazed door opens to the rear garden.

To the first floor the landing has a front facing window providing natural light and doors leading to the bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower and fitted glazed screen above.

Outside - To the rear a paved patio leads to the enclosed garden which is mainly laid to lawn with well stocked borders, shed and greenhouse. Gated access leads to the front that has a wide garden which is predominantly laid to lawn with well stocked display beds and borders containing a variety of shrubs and plants. A tarmac driveway provides off road parking.

what3words: freely.triangle.petal

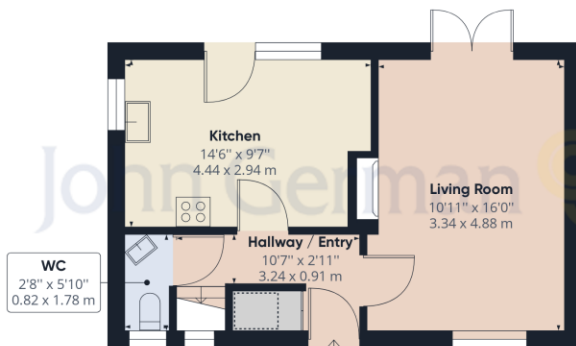
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

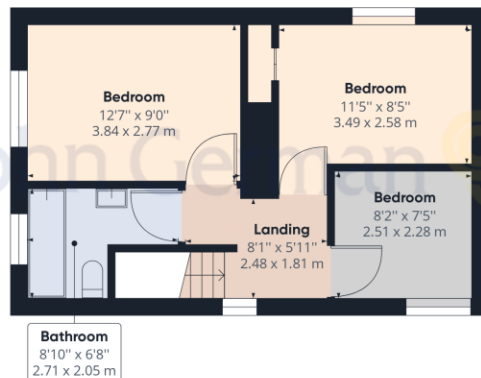
Useful Websites: www.eaststaffsbcc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18102023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

786.17 ft²
73.04 m²

Reduced headroom

7.25 ft²
0.67 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		86 B
69-80	C		
55-68	D	61 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

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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.

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