

Curlew Close

Uttoxeter, ST14 8TR

John German



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£160,000

An exciting opportunity for first time buyers or investors to purchase this attractive two bedroom property situated within a popular residential area within Uttoxeter.

Offered to the market with no upward chain, is this two bedroom end of terraced property ideal whether your looking to make your first step onto the property ladder, a downsize or a buy to let investment, this property could be ideal.

The property benefits from being within walking distance to the convenience shop situated on the development, the town centre and its wider range of amenities are also close by, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Internally the property comprises of entrance door opening into the hallway with laminate wooden effect flooring and carpeted stairs rising to the first floor landing and door off into the living room, having dado rail, a front facing leaded double glazed window, an electric storage heater, gas fire and a door leading into the breakfast kitchen.

The kitchen is fitted with a matching range of white wall and base units with roll top work surfaces over, incorporating an inset stainless steel sink with mixer tap and tiled splash backs. There is an integrated four ring electric hob with an extractor hood above and oven beneath, breakfast bar and UPVC double glazed double opening French doors through to the conservatory having laminate flooring and being of a brick and UPVC double glazed construction. There is an electric storage heater and UPVC double glazed double doors opening out onto the rear gardens.

Upstairs there are two bedrooms and a modern family shower room, the master bedroom has laminate wooden effect flooring, a built in wardrobe, an electric storage heater, coving to the ceiling, dado rail and a rear facing UPVC double glazed window overlooking the garden.

The 2nd bedroom is of a generous size with laminate wooden effect flooring, a built in wardrobe, an electric storage heater and a front facing double glazed window. The modern family shower room has floor to ceiling tiles, low level WC, wash hand basin, large double shower with electric shower and ceiling light point.

The property has a tarmac driveway providing off road parking for two vehicles and to the rear of the property are gardens laid to lawn with a patio area with timber fencing and gated rear access.

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

Our Ref: JGA03112023

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







Agents' Notes

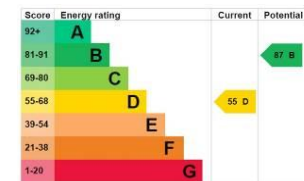
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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