

Hamilton Avenue

Uttoxeter, ST14 7FE



The perfect turn key home! Immaculate throughout having been refurbished by the current owners to include a fully refitted kitchen with sleek high gloss handle less units and accent lighting, as well as a fully refitted bathroom again with a lovely high end finish. Just move in and relax!

£175,000

John German 

Convenient location on the edge of the market town of Uttoxeter which has good schools, sports and leisure facilities, bars, restaurants and shops. Uttoxeter is also home to the famous Uttoxeter Racecourse and has excellent transport links to the A50 with its M1 and M6 links and also to the towns of Derby, Stoke and Stafford, Uttoxeter also has a local railway station

The property has uPVC double glazing and central heating throughout and full Fibre broadband has been installed.

Entrance to the property is via an entrance lobby with stairs rising to the first floor and laminate flooring running through to the living room that overlooks the front elevation with built-in media storage and laminate flooring.

The ground floor WC is located off the living room and fitted with a low flush WC and hand wash basin.

The dining kitchen sits to the rear of the property with space for a dining table with views over the garden via a fully glazed rear entrance door. A tiled floor runs through to the kitchen area which is fitted with a range of high gloss handleless base and eye level units with under unit lighting and kickboard lighting, worktops with an inset sink unit with drainer and mixer tap, built-in oven and four ring halogen hob with extractor hood over and a matching splashback, plumbing for a washing machine and space for fridge freezer, window to rear and ceiling spotlighting.

On the first floor, carpeted stairs lead to a landing with access to the roof space and doors off to the bedrooms and bathroom.

The bathroom has been refitted with a full three piece suite comprising low flush WC, bath with shower over and glass screen and a pedestal wash basin. There is extensive wall tiling and tiled floor, heated towel rail, accent lighting, window to the rear, wall mounted back lit touch control mirror and ceiling spotlighting.

The master bedroom has two windows overlooking the front elevation flooding the room with natural light, a neutral fitted carpet and a built-in overstairs cupboard. Bedroom two is carpeted with a window overlooking the rear garden.

Outside to the front of the property is a tarmaced off road parking space with a second spot located to the side next to number 37. To the rear is a fully enclosed garden designed for low maintenance with paving and gravelled borders and a decked seating area. There is also a shed which is to be included in the sale.

We understand there is an estate management fee attached to this property.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

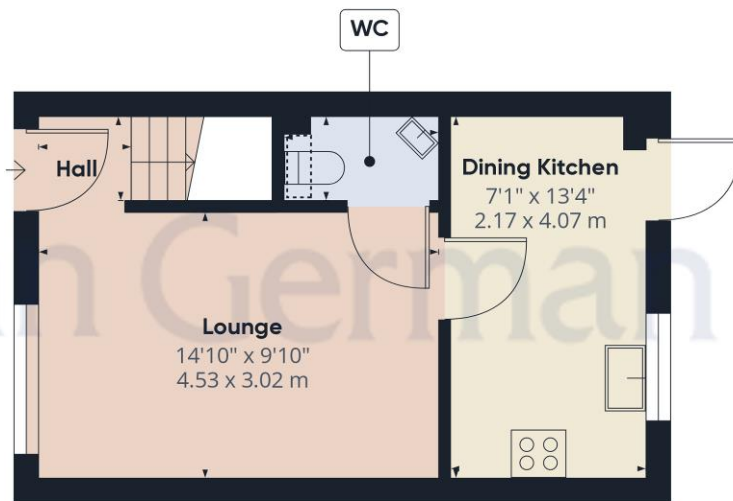
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk

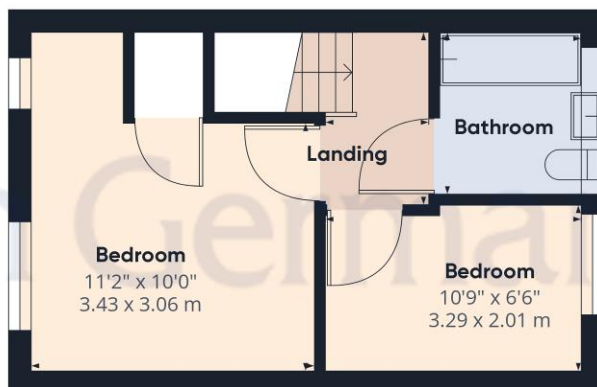
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03112023

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



Ground Floor



Floor 1

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Approximate total area⁹

573.62 ft²
53.29 m²

Reduced headroom

1.84 ft²
0.17 m²

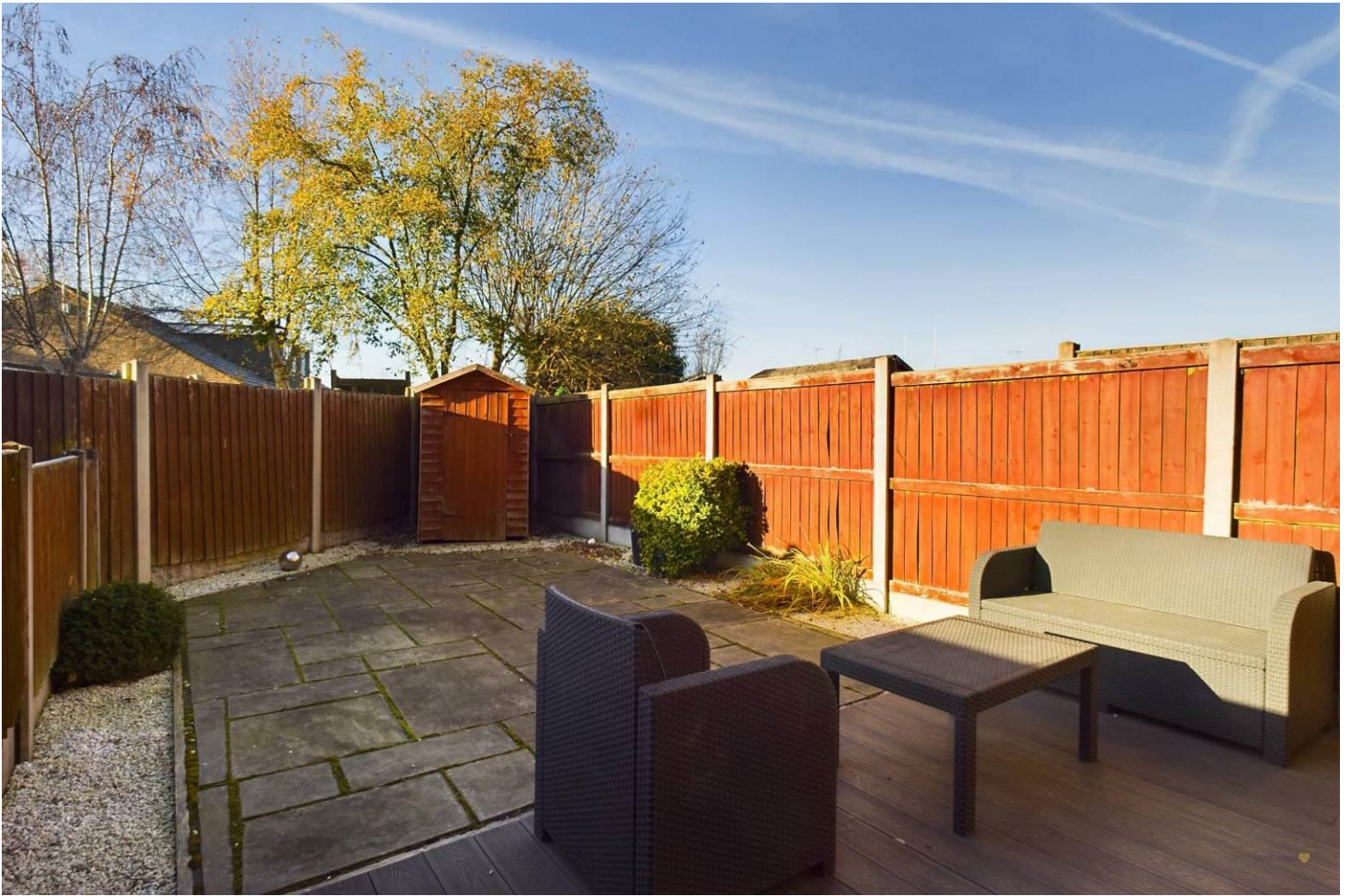
Excluding balconies and terraces

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		90 B
69-80	C	76 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.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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