

# Redfern Road

Uttoxeter, ST14 7DJ



Well maintained traditional semi detached home providing generously sized accommodation suitable for a variety of buyers, occupying a good size plot with parking in a popular area within close proximity of amenities

£190,000



John German 

For sale with no upwards chain involved viewing of this substantial traditional home is strongly recommended whether looking for your first home, to move up or down the property ladder or for a buy to let investment. In good order but providing scope to personalise the home benefits from a good sized rear garden and parking to the front.

Situated in the popular area within close proximity to local amenities including the "five shops" found on Windsor Road, Tynsel Parks first school and open spaces, the town centre and its wide range of amenities are also within easy access.

Accommodation: A uPVC part obscured double glazed door opens into the enclosed porch which has a tiled floor and a front facing window plus a part glazed door leading to the hall, which has stairs rising to the first floor with an understairs cupboard, side facing window providing natural light and doors to the ground floor accommodation.

To the front is the lounge which has a wide bay window providing an abundance of light and a focal chimney breast with a gas fire and stone effect surround and matching display plinths.

The fitted kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the side facing window, fitted electric hob with extractor over and oven under and a tiled floor.

The dining room has two windows overlooking the rear garden, and a corner chimney breast with a coal effect gas fire and feature surround.

To the rear a hall has doors providing access to both the front and rear elevations plus further latch doors to the downstairs WC and two useful outhouses.

To the first floor the landing has a side facing window and a built in airing cupboard plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed.

Completing the accommodation is the fitted shower room which has a white three piece suite incorporating a corner shower cubicle with an electric shower over plus tiled splashbacks.

Outside: To the rear a paved patio provides a lovely seating and entertainment area, leading to the good size garden which is predominantly laid to lawn, with space for a shed and further seating positioned at the bottom of the garden plus a gravelled bed.

To the front there is a raised border containing shrubs and a further gravelled bed plus a driveway providing off road parking.

What3Words: Folks.Taken.Squad

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13112023

**Local Authority/Tax Band:** East Staffordshire / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 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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