

Westhill

Uttoxeter, ST14 8BN



Attractive traditional double fronted terrace in need of a comprehensive improvement programme, benefitting from off road parking and situated in a popular area within close proximity of the town centre.

Offers over £150,000

John German

For sale with no upward chain involved, consideration and viewing of this lovely traditional home is strongly advised to appreciate the property's huge amount of potential, garden, its exact position on the popular no-through road and the benefit of the designated off road parking. Ideal for anyone looking for a project to personalise for themselves or to rent out.

Situated within close proximity of local amenities and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi-screen cinema.

A uPVC part obscured double glazed door opens to the rear hall where doors lead to the well-proportioned ground floor accommodation and to the bathroom which has a three piece suite.

The kitchen has a range of base and eye level units with worktops and a sink unit set below the window, space for electric cooker and further appliances, plus a useful understairs recess.

The dining room has a front facing window overlooking the garden, plus a uPVC door giving direct access outside. Additionally, there is a focal chimney breast with a wall mounted gas fire and fitted cupboard in the recess.

Doors lead to the stairs for the first floor and to the separate good sized lounge which also has a front facing window and a chimney breast with a wall mounted gas fire.

To the first floor, the landing has a rear facing window and doors to the two double bedrooms, each having front facing windows and fitted wardrobes.

Outside, to the front is a pleasant good sized garden having space for a greenhouse and shed, well stocked borders and scope to make it your own. A shared path across the front of the terrace provides access to the road and further to the allocated parking.

What3words: votes.character.gates

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: JGA/14112023

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

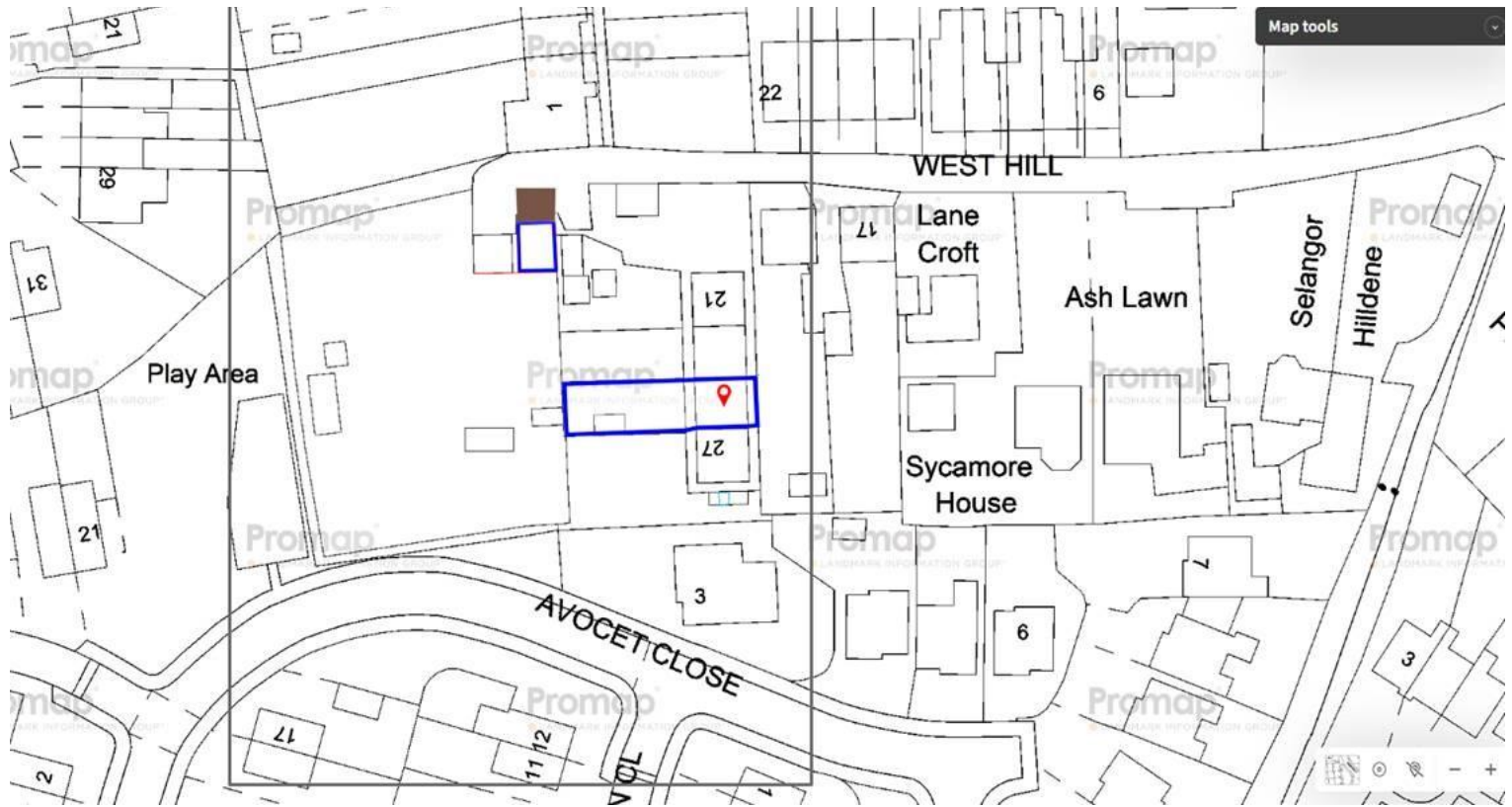
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Agents' Notes

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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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