

Sycamore Close

Uttoxeter, ST14 7NN

John German



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£205,000

Modern style O-Dair built semi detached home in need of cosmetic updating situated on a sought after cul de sac in a popular area of Uttoxeter.

An ideal first time buy, home move or buy to let investment, viewing of this excellently positioned three bedroom home is strongly advised to appreciate the scope to personalise and its exact location.

Situated in a popular area just off the Bramshall Road within easy reach of local amenities including Bramshall Road Park and the town centre with its wide range of amenities.

Accommodation – A storm porch with a uPVC part obscure double glazed entrance door and matching side panel lead to the hall where stairs rise to the first floor and doors open to the ground floor accommodation. The spacious lounge/dining room extends to the full depth of the property having a wide front facing window and sliding patio doors at the rear providing an abundance of light and direct access to the patio and garden. Additionally there is a focal fireplace in the lounge area.

The kitchen has a range of base and eye level units with work surfaces, an inset sink unit set below the rear facing window, fitted gas hob with extractor over and electric oven under, additional appliance space and a built in pantry plus a uPVC part obscure double glazed door to the side elevation.

To the first floor the landing has a built in airing cupboard and side facing window providing natural light. Doors lead to the three bedrooms, two of which can easily accommodate a double bed. Finally there is the bathroom which has a white two piece suite and a separate WC.

Outside – To the rear a paved patio leads to the garden which is mainly laid to lawn with a further paved seating area at the bottom of the garden, all enclosed to three sides. Gated access leads to the hardstanding at the side of the property.

To the front is a garden laid to lawn enclosed to three sides plus the driveway providing off road parking.

What3words: modifies.amended.begins

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

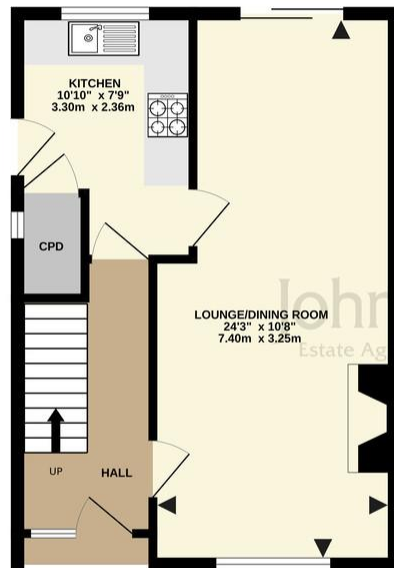
Our Ref: JGA/20112023

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





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 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

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

