

Bowling Green Road

Uttoxeter, ST14 7HW



Attractive modern end terrace home with extremely well maintained and tastefully presented accommodation, situated on a sought after cul de sac within a popular area in close proximity to local amenities.

£190,000



John German

For sale with no upward chain involved, viewing and consideration of this surprising end terrace is essential to appreciate the size of the bedrooms, its conservatory and also the benefit of a downstairs WC. Whether looking to make your first step onto the property ladder, to downsize or for a buy to let investment, this home could be ideal.

Situated on a small cul de sac development off Holly Road, local amenities are within walking distance including the Tesco Express mini supermarket, first school and a public house. The town centre is easily reached with its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A traditional canopy porch with a wisteria and composite part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor with a useful cupboard below and doors lead to the ground floor accommodation and the downstairs WC.

Positioned to the front of the home is the fitted kitchen which has a range of base and eye level units with worktops and inset sink unit set below the window, fitted gas hob with an extractor hood over, electric oven under and space for appliances.

The well proportioned living room extends to the width of the property, having uPVC double glazed French doors and side panels leading to the useful brick base and double glazed constructed conservatory providing additional reception space, having power points, radiator and a uPVC double glazed door opening to the garden.

To the first floor, the landing has doors leading to the two double bedrooms, each extending to the full width of the home and the front facing room having a built in cupboard.

Completing the accommodation is the fitted bathroom which has a modern white three piece suite with complementary tiled splashbacks and a side facing window providing natural light.

Outside to the rear, there is a pleasant enclosed garden having a paved patio providing seating enjoying a degree of privacy, shrubbed beds, space for a shed and gated access to the bottom of the garden leading across the terrace to the parking.

To the front is a small low maintenance forecourt with shrubs.

To the side of the terrace, there is a driveway providing off road parking.

What3words: channel.cookers.alerting

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/21112023

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



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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		



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