

Lambert Road  
Uttoxeter, ST14 7QG



Semi detached home with an open plan dining kitchen plus a conservatory, off road parking and detached garage, located in a popular area of town.

£210,000



John German 

Whether looking for your first home, moving up or down the ladder or for a buy to let investment, viewing of this well proportioned three bedroom home is recommended to appreciate its size and location. Providing scope for personalisation, the property is located in a popular area of town within close proximity of local amenities. The town centre and its wide range of facilities are also not too far away.

A uPVC part double glazed constructed entrance porch has a uPVC part obscured double glazed door leading to the well proportioned lounge which extends to the full width of the home having a focal living flame effect electric fire with feature surround, stairs rising to the first floor and a wide window providing an abundance of light.

Behind is the open plan dining kitchen which also extends to the full width of the home having an extensive range of base and eye level units with fitted worktops, inset sink unit, fitted gas hob with an extractor over and oven under, plus an integrated fridge freezer and plumbing for a washing machine. In the kitchen area, a uPVC part obscured double glazed door and side light opens to the garden and in the dining area, uPVC double glazed French doors open to the useful brick base and uPVC double glazed constructed conservatory, providing further living space with a door opening to the patio and garden.

To the first floor, the landing has a built in airing cupboard and a side facing window, plus doors opening to the three good sized bedrooms, two of which can easily accommodate a double bed with the rear facing master having a range of fitted wardrobes and furniture.

Completing the accommodation is the family bathroom which has a three piece suite with fully tiled walls.

Outside, to the rear, a patio leads to the garden laid predominantly to lawn with shrubbed borders and a further block paved seating area at the bottom of the garden.

To the front is a garden also laid to lawn with shrubbed borders.

A block paved drive provides off road parking, extending to the side of the property with wrought iron double gates extending to the rear and to the detached single garage.

What3words: storming.retirees.inventors

Please note: The property is being sold for a relation of a John German employee.

**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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/28112023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	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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