

High Street  
Uttoxeter, ST14 7JH



Attractive traditional bay fronted detached home with extended ground floor accommodation, in need of some cosmetic updating with parking to the rear. Situated on the edge of the town centre, in walking distance to amenities.

NO UPWARD CHAIN

£275,000



John German 

For sale with no upwards chain involved, viewing and consideration of this delightful traditional residence is strongly recommended to appreciate its potential, original features and its convenient position. Ideal for anyone looking to move up or down the property ladder and for a small project.

Situated on the edge of the town centre, within walking distance to its range of amenities including several supermarkets and independent shops, the three tier school system, public houses and restaurants, coffee houses and bars, train station, modern leisure and the multi screen cinema.

Accommodation - A hardwood part obscure double glazed door with skylights leads to the welcoming hall which has a feature original tiled floor and stairs rising to the first floor. Doors lead to the spacious ground floor accommodation and the downstairs WC.

To the front of the property is the spacious living room which has a deep walk-in bay window providing an abundance of natural light. Behind is the equally sized separate dining room which has a wide arch leading to the uPVC double glazed constructed sitting area which overlooks the garden and has a door providing direct access outside.

The extended kitchen has dual aspect windows including a bay which provides space for a small breakfast table if desired, a range of base and eye level units with fitted tops, inset sink unit set below the window overlooking the garden, space for appliances and the wall mounted gas central heating boiler. A part obscure glazed door opens to the lean to sun room which provides access to the rear garden.

Completing the ground floor space is the third separate reception room that would make an ideal family room, playroom or study depending on your requirements.

To the first floor the landing has doors leading to the three bedrooms, two of which can easily accommodate a double bed. Finally there is a fitted shower room which has a coloured suite incorporating a double shower cubicle.

Outside - To the rear there is a low maintenance rear garden that is predominantly paved with borders. Gated access leads to the rear parking and a side access with canopy leads to the front elevation.

To the front is an enclosed paved fore garden.

To the rear, approached via Batemans Way is a drive giving access to a detached single garage (a shed presently sits on this drive).

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**what3words:** a fte moon .re tialie .fore cast

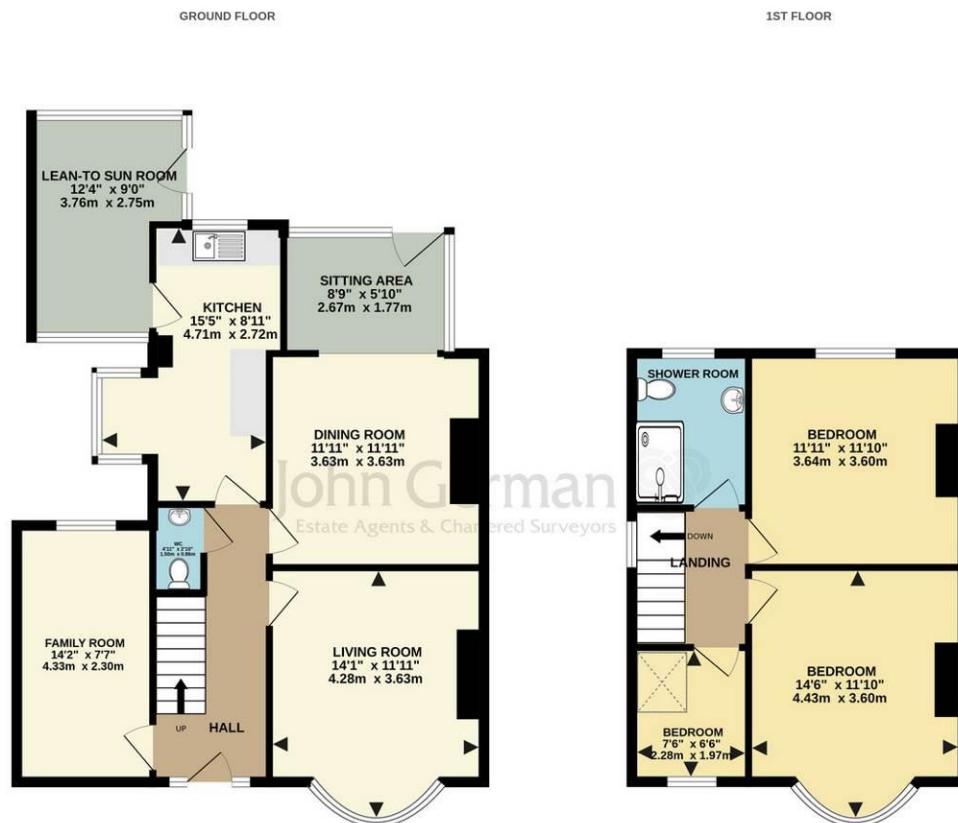
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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:** JGA/23112023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 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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