

Wharfe Close

Uttoxeter, ST14 7RF



Beautifully presented and immaculately maintained semi detached bungalow situated on a quiet private cul de sac on the edge of the town centre.

£210,000



John German 

In turnkey condition and for sale with no upward chain involved, internal inspection and consideration of this fabulous home is strongly recommended.

Situated on the edge of the town centre within easy reach of its wide range of amenities including several supermarkets and independent shops, doctors, train station, public houses and restaurants, coffee houses and bars, multi screen cinema and the modern leisure centre.

A traditional canopy porch with a replacement composite part obscured double glazed entrance door opens to the impressive, fitted kitchen having a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, space for a gas cooker with a glazed splashback and extractor hood over, space for further appliances, plus a wall mounted combination gas central heating boiler enclosed in a matching cupboard. Additionally, there is a built in pantry/cupboard and a part glazed door leading to the hall.

The inner hall has a hatch with a fitted pull down ladder leading to the loft and doors to the remaining accommodation. To the rear is the pleasant lounge which has uPVC double glazed French doors opening to the patio and garden.

There are two bedrooms, the rear facing room overlooking the garden and the front facing room presently being utilised as a dining/sitting room. Completing the accommodation is the fully tiled shower room which has a large double shower cubicle with a thermostatic digital mixer shower over, a chrome effect towel rail and a side facing window.

Outside to the rear, a stone effect paved patio with blue brick edging provides a pleasant seating and entertaining area leading to the low maintenance pea gravelled garden with shrubbed beds, storage space to the rear of the garage and gated access to the drive.

To the front is a matching low maintenance pea gravelled garden with shrubs, enclosed by a brick wall and wrought iron railings. Shared vehicular access on the private cul de sac leads to the side drive which provides off road parking leading to the detached garage which has an up and over door, power points and light, and a personal door to the garden.

What3words: nets.appealed.lengthen

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/26012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor Building 1



Ground Floor Building 2

John German

Approximate total area⁹

633.85 ft²

58.89 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	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

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent