

Wharfe Close

Uttoxeter, ST14 7RF

John 
German



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£155,000

A modern bay fronted mid-townhouse situated on the edge of the town centre within walking distance to amenities. The property has parking to the rear and represents an ideal buy-to-let investment or first time buy. No upward chain.

For sale with the benefit of no upward chain, viewing and consideration of this well-proportioned townhouse is strongly recommended whether you are looking for your first home or for a buy-to-let investment. Benefitting from a combination gas central heating system and UPVC double glazing there is also parking to the rear of the property. Situated in close proximity to the towns facilities that include supermarkets (Tesco and Waitrose), independent shops, schools, public houses and restaurants, coffee houses and doctors.

Accommodation: A UPVC part obscure double glazed entrance door with side light leads to the spacious hall which has stairs rising to the first floor, a fitted cupboard housing the combination central heating boiler and doors to the ground floor accommodation. The front facing lounge has a walk-in bay window providing an abundance of natural light and a focal corner chimney breast with fireplace. The fitted dining kitchen has a range of base and eye levels units with work surfaces, inset sink unit set below the rear facing window, gas hob with extractor, electric oven under plus space for further appliances. To the first floor the landing has a built-in storage cupboard plus doors to the two good sized bedrooms and fitted bathroom with a white three piece suite with mixer shower over bath and glazed screen.

To the front is a garden laid to lawn with shrubs. To the rear is a paved patio leading to the garden laid to lawn with borders, storage and gated access to the rear. Shared access leads to the off road parking.

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

Property construction: Brick. **Parking:** Off road parking.

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

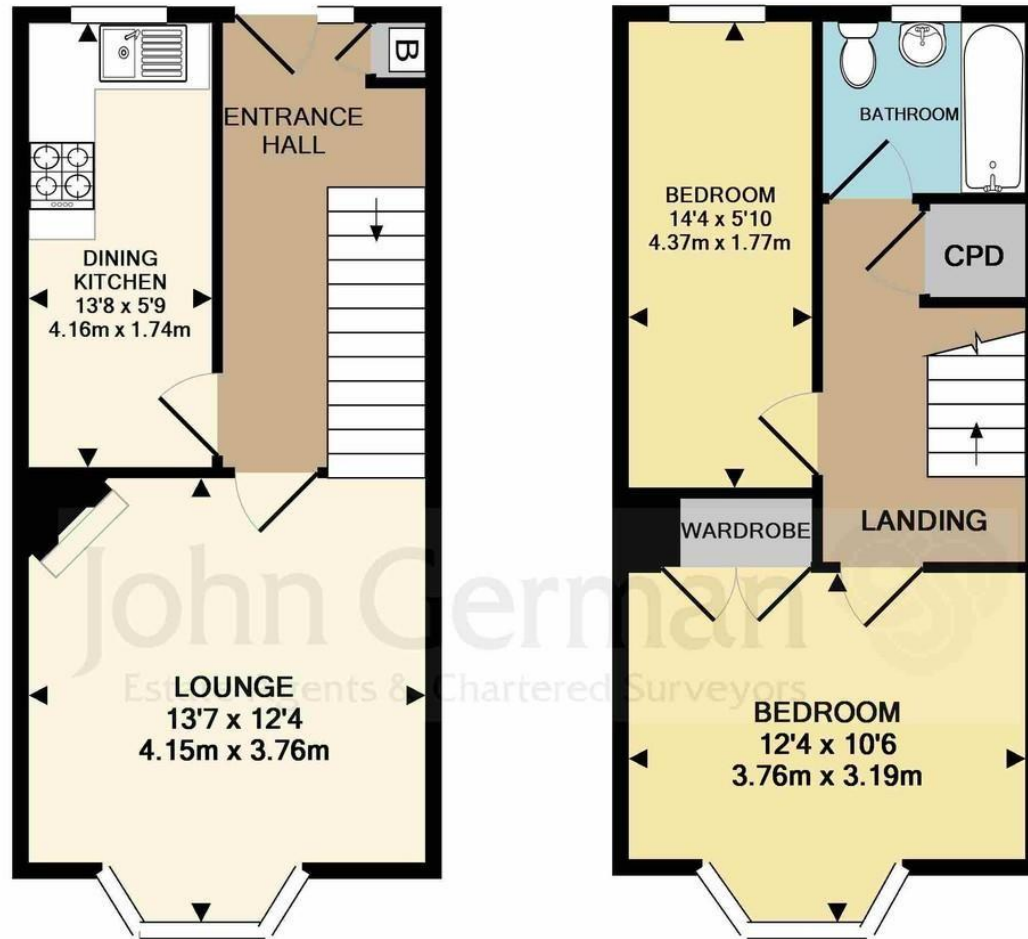
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022024

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Agents' Notes

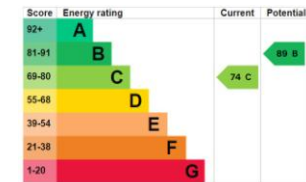
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