

Park Street  
Uttoxeter, ST14 7AG



Well located two bedroom property benefitting from off road parking and two double bedrooms.

£170,000



John German

This lovely two bedroom home on Park Street in Uttoxeter has a welcoming feel and the property offers some quirky features while being ideally located for access to Uttoxeter.

Initial entry is into a porch area and then continues through to the lounge. With warm neutral decoration throughout as well as a feature fire place and wooden beam. There is a small storage area to the corner of the room with shelves on either side of the chimney.

The cosy kitchen offers a lovely a cottage feel with stone effect tiling and white wall and base units. The property includes integral cooker/hob with gifted BUSH washing machine and under counter fridge freezer.

Access to the rear garden is given through a hallway area which also leads to the newly fitted ground floor bathroom. With a modern finish it comprises of three piece white suite with shower over bath.

The first floor houses both bedrooms with the main being a good sized double and the second being a double.

Externally the property has off road parking for two cars in tandem as well as an electrical charging point. There is a good sized courtyard to the rear with storage.

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

**Property construction:** TBC

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

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

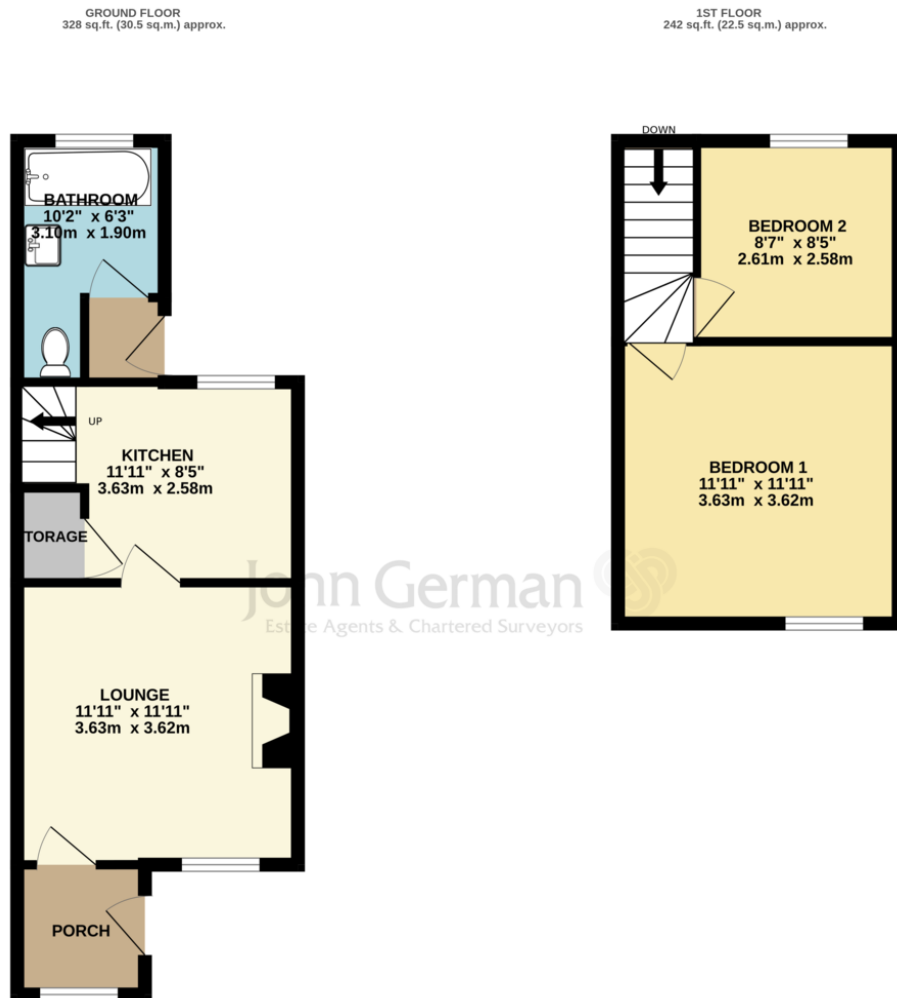
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/12032024

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TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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