

Park Avenue
Uttoxeter, ST14 7AX



Fully refurbished traditional end terrace home providing impressive remodelled accommodation suitable for a variety of buyers.

£215,000



John German

For sale with no upward chain involved, viewing and consideration of this highly impressive traditional home is essential whether looking to make your first step onto the property ladder, a home move or a buy to let investment. Having undergone a comprehensive refurbishment programme by the current owner, the property provides a 'new home in an old shell'.

Occupying a good sized plot with off road parking, situated towards the edge of Uttoxeter within close proximity to local amenities including convenience shops (including the Tesco Express mini supermarket) and a public house. The town centre and its wide range of amenities are also easily reached and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A replacement composite part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The generously sized lounge has a focal chimney breast with a slabbed hearth and feature timber mantle, plus a front facing window providing ample natural light.

The refitted dining kitchen extends to the full width of the home with dual aspect windows including a double-glazed walk-in bay which provides additional light and the feeling of space, with French doors to the garden. There is a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob with a stainless steel extractor hood over and electric oven under, plus space for further appliances.

Completing the ground floor space is the fitted downstairs WC which has a white suite and a uPVC double glazed obscured window to the side.

To the first floor, the pleasant landing has a side facing window and doors to the three good sized bedrooms, two of which can accommodate a double bed.

Finally, there is the family bathroom which has a white three piece suite incorporating a panelled bath with a mixer tap and shower attachment, plus fitted glazed screen above.

Outside to the rear, a paved patio with gravelled edging leads to the good sized garden which is laid to lawn and has further reseeded areas with space for a shed enclosed to three sides by a mixture of timber fencing and hedges. To the front is an enclosed gravelled forecourt. The driveway extends to the side of the property providing off road parking.

What3words: twinkling.confirms.described

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

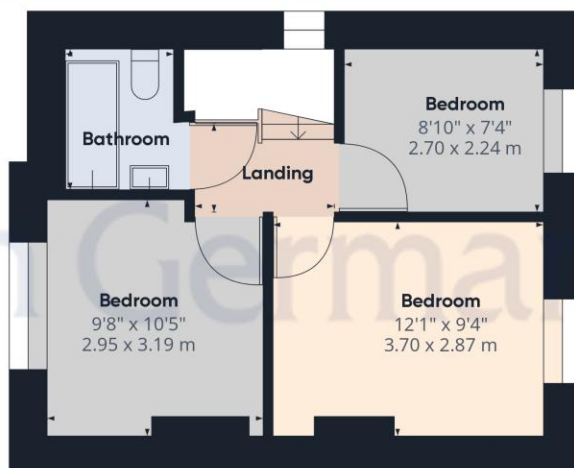
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14032024

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Ground Floor



Floor 1

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Approximate total area[®]
716.5 ft²
66.57 m²

(1) 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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