

Ashleigh Drive  
Uttoxeter, ST14 7RG



Modern style detached house in need of a comprehensive cosmetic improvement programme. With a small ground floor extension providing a side hall and shower room, located in a popular area of Uttoxeter.

£210,000



John German

For sale with no upwards chain involved, internal inspection of this detached property is strongly recommended to appreciate the good amount of potential on offer, whether looking to make your first step onto the property ladder, a home move or a buy to let investment.

**Accommodation:** A composite part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and doors lead to the extended ground floor accommodation.

The lounge dining room extends to the full depth of the property, having a focal fireplace with a coal effect gas fire in the lounge area, a wide walk-in bay window to the front, and uPVC double glazed sliding patio doors to the rear providing natural light.

The kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, fitted gas hob with an extractor over, double electric oven under, integrated fridge and freezer plus plumbing for a washing machine, and a useful understairs cupboard.

The side hall has doors leading to the outside, to the garage and to the fully tiled wet room which has a white suite with an electric shower.

To the first floor, the landing has a built-in airing cupboard housing the combination gas central heating boiler and doors to the three bedrooms, two of which have built in wardrobes with mirrored sliding doors. Finally there is the family bathroom which has a white suite incorporating a panelled bath with an electric shower and folding screen above.

**Outside:** To the rear there is an enclosed low maintenance garden in need of some attention, enclosed to three sides by timber facing with gated access to the front.

To the front there are two driveways providing off road parking with a central path leading to the front door, and access to the garage which has an up and over door.

What3Words: glows.clashing.relished

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

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA22032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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