

Bridge Street

Uttoxeter, ST14 8AR

John 
German





A photograph of a traditional brick terrace cottage. The building is constructed of red brick and features several windows with wooden frames. A light green door is open, revealing the interior. In the foreground, there is a tiled patio with a blue sofa and patterned cushions. A large potted plant and a black water butt are visible on the right side of the patio. The sky is overcast.

Bridge Street

Uttoxeter, ST14 8AR

£190,000

A beautifully presented traditional Grade II listed end terrace cottage immersed in original features and character set over three floors, situated in the town centre within a 'stones throw' of amenities.

Internal inspection and consideration of this charming Grade II listed home is absolutely essential to appreciate its wealth of retained character and features including exposed beams, original doors and fireplaces, room dimensions and its layout set over three floors. Well presented by the current owners and benefitting from a low maintenance walled garden to the rear.

Situated in the town centre within a 'stones throw' of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and gyms, and the multi screen cinema.

Accommodation - A timber entrance door opens to the welcoming dining hall having a feature inglenook fireplace with built in cupboards and a log effect gas fire, heavily beamed ceiling and tiled floor plus a door leading to the stairs for the first floor.

A doorway leads to the fitted kitchen which has a range of base and eye level units with worksurfaces, inset sink unit set below one of the two rear facing windows, fitted hob with a Neff electric oven under, space for appliances, beamed ceiling and a part glazed door opening to the pleasant garden.

To the first floor the landing has stairs rising to the second floor master bedroom and original doors opening to the extremely comfortable living room which has a heavily beamed ceiling and focal fireplace plus built in cupboards in the recess together with a front facing window. A door leads to the first floor bedroom, again having an original beamed ceiling and front facing window. Also on the first floor is the superior fitted shower having a modern white suite incorporating a double shower cubicle with complementary tiled splashbacks and a built in cupboard housing the combination gas central heating boiler.

The spacious and delightful second floor master bedroom has a focal exposed chimney breast with storage in the recess, exposed beams and a double glazed skylight providing natural light.

Outside - To the rear there is a delightful low maintenance walled garden with gravelled borders providing a lovely seating and entertaining area plus a brick built shed and shared access to the front.

what3words: mint.exactly.printout

Note: There is a partial flying freehold.

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

Property construction: Traditional (Grade II listed)

Parking: None

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/>

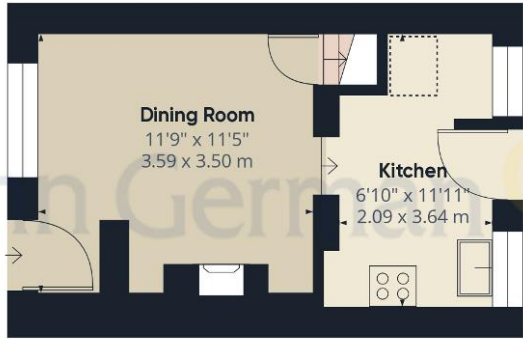
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

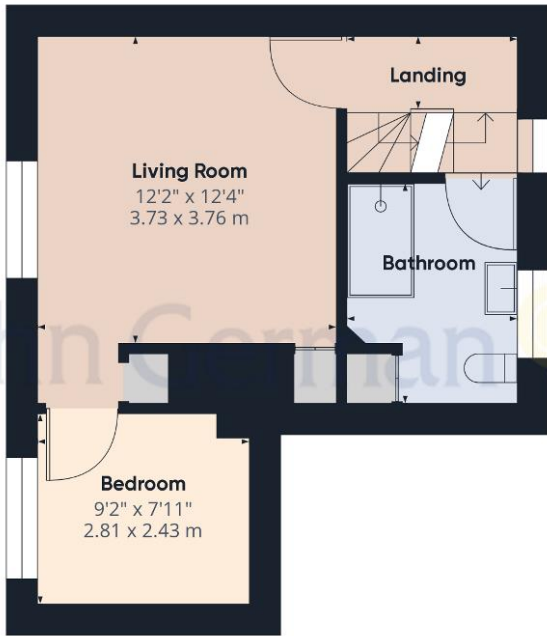
Our Ref: JGA/09042024



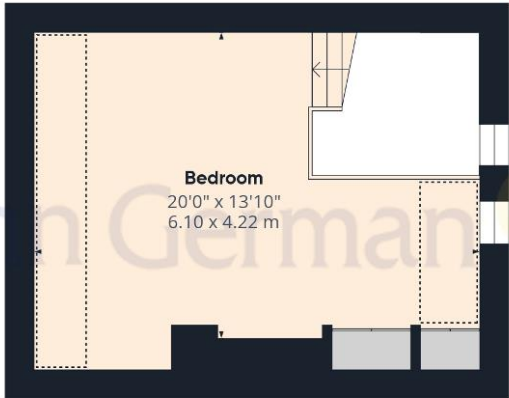




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

814.54 ft²
75.67 m²

Reduced headroom

59.1 ft²
5.49 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



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.

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.

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk



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

