

Bentley Road
Uttoxeter, ST14 7NQ



Vastly improved and beautifully presented semi detached home suitable for a variety of buyers, situated in a popular area within close proximity of local amenities.

£230,000



John German

Whether looking to make your first step onto the property ladder, moving up or down the market or for a buy to let investment, internal inspection of this impressive home is essential. Vastly improved by the current owners with the most notable work including a full re-wire, a replacement central heating system including the boiler plus a refitted kitchen and bathroom. In true turn key condition and benefitting from a pleasant rear garden and off road parking.

Situated in a popular area of Uttoxeter within close proximity of local amenities including shops and a first school, the town centre and its wide range of amenities are also easily reached.

Accommodation - A replacement composite part obscure double glazed entrance door and side light open to the welcoming hall which has a feature tiled floor, stairs rising to the first floor and a useful built in cloaks cupboard plus quality doors opening to the ground floor accommodation.

To the front of the home is the extremely pleasant lounge extending to the full width of the property having a focal cast log burner set on a slate effect hearth with a timber mantel and a wide bow window providing natural light.

To the rear is the impressive refitted kitchen which also extends to the width of the home having an extensive range of base and eye level units with fitted worksurfaces and an inset ceramic sink unit set below the window, fitted gas hob with an extractor over, electric oven under, integrated fridge freezer and space for further appliances.

A uPVC double glazed door and side window open to the useful brick base and uPVC double glazed constructed conservatory providing additional living space and currently used as a formal dining room having a radiator, power points and a uPVC double glazed door giving direct access to the patio and garden.

To the first floor the landing has a side facing window providing light and doors leading to the three bedrooms, the spacious rear facing master extending to the width of the home having two windows. Completing the accommodation is the luxury refitted bathroom having a contemporary three piece suite incorporating a panelled bath with a mixer shower and glazed screen above with feature complementary tiled splash backs and a chrome effect towel rail.

Outside - To the rear the westerly facing garden has a block paved patio leading to the lawn with gravelled borders and timber decking providing an additional seating area, all enclosed to three sides by panelled fencing. Gated access leads to the front where there is a block paved driveway with a gravelled bed providing off road parking extending to the side of the home.

what3words: observes.dished.trappings

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

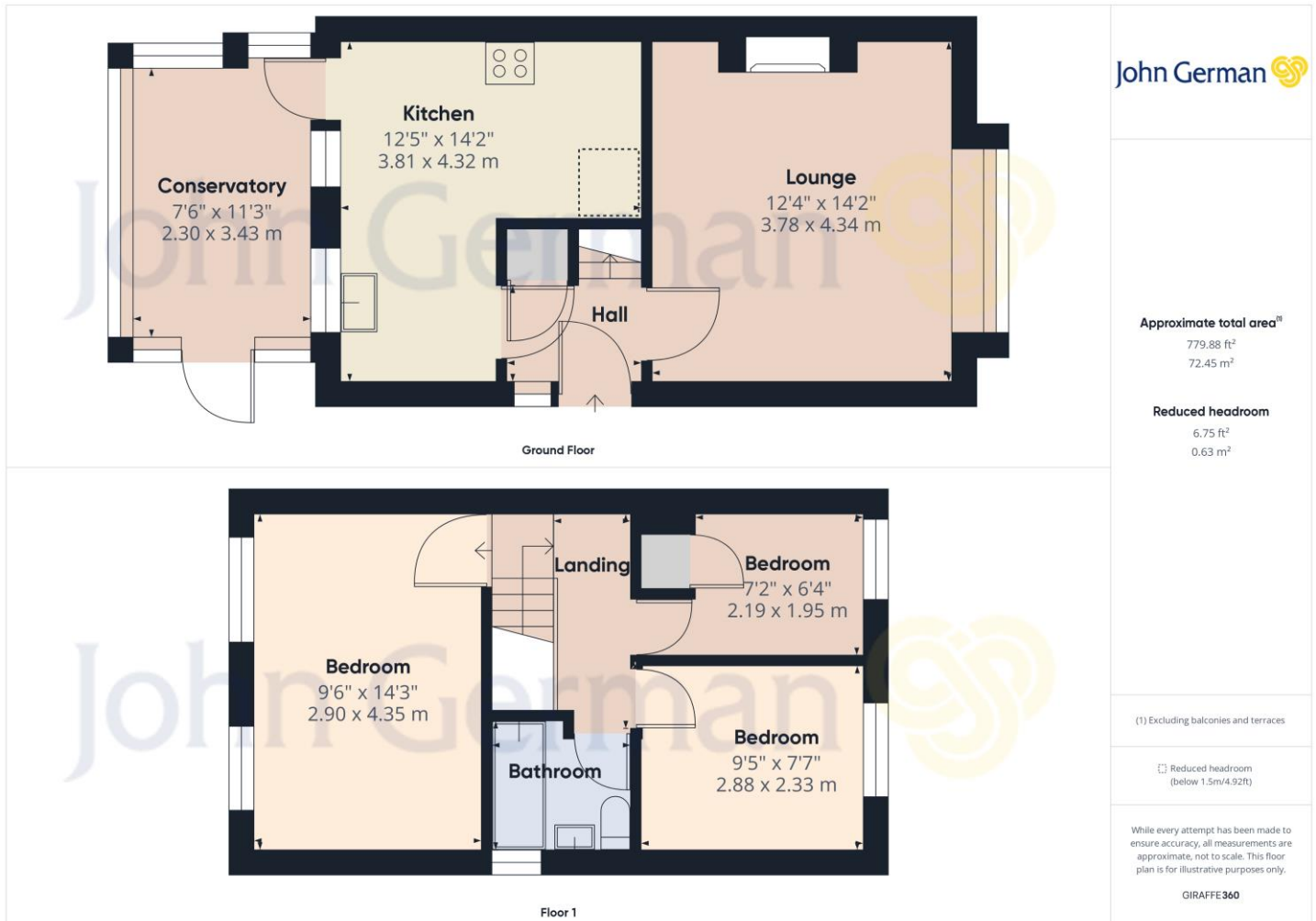
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/25042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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