

High Street
Uttoxeter, ST14 7JH

John German





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£335,000

Extremely handsome traditional semi detached home with well presented accommodation retaining a wealth of character and features with off road parking to the rear, situated on the edge of the town centre.



Whether moving up or down the property ladder, if you are looking for a traditional Victorian home providing well proportioned accommodation which retains a wealth of charm and character, viewing is imperative. The abundance of retained features include high ceilings, deep skirting boards, original fireplaces and doors, vaulted cellar and feature floors. Benefitting also from a delightful enclosed garden with off road parking for two/three cars to the rear of the property. Situated on the edge to the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well regarded three tier school system, train station, modern leisure centre and gyms, plus the multi screen cinema.

An original timber door opens to the welcoming hall which has a feature minton tiled floor and stairs rising to the first floor, plus original doors leading to the spacious ground floor accommodation. To the front is a comfortable sitting room which has a wide walk in bay window providing natural light, coving and a ceiling rose, plus a focal chimney breast with an open fire and a feature marble surround. The living room also has original features including the focal chimney breast which has a coal effect gas fire and original marble surround. The dining room has a feature red and black quarry tiled floor with a fitted dresser in the chimney breast recess, two side facing windows providing light and a door leading to the useful cellar which has power and is divided into two sections. The kitchen has a range of base and eye level units with work surfaces and an inset sink unit, space for a gas range stove with a stainless steel splashback and matching extractor hood over, space for a fridge freezer and a side facing window. Completing the ground floor space is the rear hall where a uPVC part obscured double glazed door provides access to the patio and rear garden, and a door leads to the laundry/WC which has a fitted work surface, space for appliances and a two piece sanitary suite.

To the first floor, the pleasant landing has a sky light providing natural light, a useful walk in storage cupboard and original doors to three bedrooms, two of which can easily accommodate a double bed and have feature original fireplaces. The generously sized family bathroom has a period style four piece suite incorporating a panelled bath with a mixer shower over, tiled splashbacks and a useful walk in box room where the wall mounted gas central heating boiler is located. Finally there is the lovely second floor master bedroom which has dual aspect windows and fitted storage, plus the benefit of a walk in shower cubicle and a fitted wash hand basin, together with a door leading to the toilet.

Outside to the rear, a lovely patio provides an ideal seating and entertaining area with well stocked borders to one side, leading to the garden which is predominantly laid to lawn, also having well stocked beds and borders, space for a shed, access to the off road parking and a gated access to the front. To the front is a low maintenance forecourt with borders and an established hedge, plus wrought iron fencing. Approached via Gas Street, a block paved hardstanding provides parking with timber double gates opening to the gravelled driveway providing further parking, opening to the rear garden.

What3words: entrust.fuse.brush

Agents note: Please note that part of the property has a flying free hold.

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

Property construction: Brick. **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/>

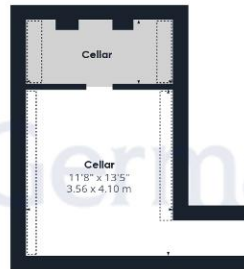
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/08052024







Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1698.53 ft²

157.8 m²

Reduced headroom

29.5 ft²

2.74 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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