

# Redfern Road

Uttoxeter, ST14 7DJ

John   
German



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£200,000

**Great for first time buyer or young family with well proportioned bedrooms and sat on generous plot. Some of the rooms have been recently re-plastered to update them and there is scope for further improvement or possible extension subject to planning.**

Conveniently situated in the market town of Uttoxeter, the property is close to good schools, local shopping, and excellent transport links via the A50, connecting to the M1 and M6, with the town also having its own railway station. The property is centrally heated and double glazed.

A uPVC entrance door opens into the porch that has double glazed windows to the front and side elevations and tiled flooring. A door opens into the hall which has an understairs storage cupboard, stairs to the first-floor accommodation, a central heating radiator and a single glazed window to the front elevation.

The lounge has a uPVC double glazed window to the front elevation and a central heating radiator.

The fitted kitchen features a stainless steel sink and drainer set in a base unit, additional base units with complementary work surfaces, matching eye-level units, an integrated electric oven with gas hob, plumbing for a washing machine, an integrated refrigerator, uPVC double glazed windows to the rear and side elevations, complementary tiling and a door leading to the side passageway.

From here a door leads to the dining room which has a uPVC double glazed window to the rear elevation and a central heating radiator.

On the first floor landing there is loft access, a uPVC double glazed window to the side elevation and an airing cupboard housing the hot water tank. Bedroom one has a uPVC double glazed window to the front elevation and a central heating radiator. Bedroom two has a uPVC double glazed window to the rear elevation and a central heating radiator. Bedroom three has a uPVC double glazed window to the front elevation and a central heating radiator.

The bathroom has a bath with a wall-mounted electric shower and side screen, a wash hand basin, a low-level WC, complementary tiling a central heating radiator and a uPVC double glazed window to the rear elevation.

A rear passageway provides access to three outbuildings, one housing a WC and the other two being storage rooms. The passageway has uPVC double glazed doors to the front and side elevations and a door leading into the kitchen.

Gated access leads to the front garden with a lawned area and a driveway providing off-road parking leading to the garage. The rear garden is predominantly laid to lawn with a patio area, timber fenced boundaries, and an attached garden shed. Garage with up and over door.





## AWAIT FLOORPLAN

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** TBC

**Water supply:** TBC

**Sewerage:** TBC

**Heating:** TBC

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

**Broadband type:**

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

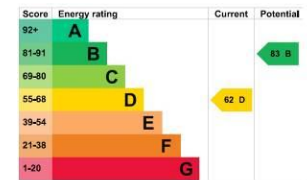
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JG A/03062024

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