

Bentley Road
Uttoxeter, ST14 7NG



Well maintained semi detached home suitable for a variety of buyers, occupying a pleasant plot in the popular area within close proximity to local amenities.

£215,000



John German

For sale with no upward chain involved, viewing and consideration of this generously sized semi detached home is advised whether looking to make your first step onto the property ladder, up or downsizing, or for a buy to let investment. Well maintained, while at the same time providing a blank canvas to make it your own.

Situated in a popular area within close proximity of local amenities including Tynsel Parkes first school and the 'five shops' found on Windsor Road. The town centre and its wide range of amenities are also within easy reach.

A uPVC part obscured double glazed entrance door opens to the enclosed porch having a tiled floor and glazed doors leading to the welcoming hall where stairs rise to the first floor, a side facing window provides additional light and doors open to the ground floor accommodation.

The front facing lounge has a focal gas fire with a feature brick surround and a wide window providing an abundance of light. An arch leads to the pleasant dining room overlooking the lovely rear garden.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, space for electric cooker with an extractor over, plumbing for a washing machine and an integrated fridge. Additionally, there is an understairs cupboard and a uPVC part obscured double glazed door giving direct access to the garden.

To the first floor, the landing has a side facing window and both a built in airing cupboard housing the hot water cylinder and a useful storage cupboard, plus doors to the three good size bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fully tiled bathroom which has a white suite and the separate WC.

Outside to the rear, a paved and blue slate shale patio leads to the garden which is mainly laid to lawn with delightful borders containing a variety of shrubs and plants, plus a further paved and blue slate shale seating area at the top of the garden extending behind the garage.

To the front is a garden laid to lawn with a blue slate shale border. A tarmac driveway provides off road parking, extending to the side of the property with wrought iron gates and access to the detached garage.

What3words: hers.enhanced.carefully

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: Gas

(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 B

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

Our Ref: JGA/04062024

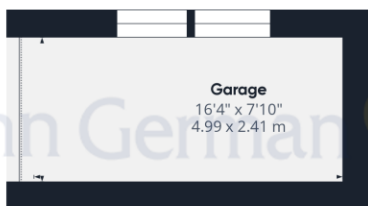
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1018.63 ft²
94.63 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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



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