

Bentley Road  
Uttoxeter, ST14 7EN



Comprehensively refurbished traditional semi detached home providing a 'new home in an old shell' with a good sized rear garden and located in a popular area.

£230,000



John German 

Whether looking for your first home, moving up or down the property ladder, or for as buy to let investment, internal inspection of this highly impressive, refurbished home is essential to appreciate the standard of the accommodation including a full rewire, new central heating system and boiler, refitted kitchen and bathroom and replacement windows. For sale with no upward chain involved, the home benefits from a pleasant and good sized rear garden, plus off road parking to the front.

Situated in a popular area of town providing easy access to local amenities including Tynsell Parkes first school and the 'five shops' found on Windsor Road, the town centre and its wide range of amenities are also not too far away.

A traditional canopy porch with a uPVC part obscure double glazed entrance door and side light opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation. To the front is the well proportioned lounge having a wide window providing an abundance of natural light. Across the rear of the home is the excellent refitted dining kitchen having wide uPVC double glazed French doors in the dining area opening to the garden. There is a range of base and eye level units with work surfaces and a matching breakfast bar, inset sink unit set below the window overlooking the garden, fitted electric hob with extractor hood over and electric oven under, plumbing for a washing machine and a useful understairs cupboard. A uPVC part obscured double glazed door opens to the side passage which is open to both the front and rear elevations with latch doors to two useful brick-built outhouses.

To the first floor, the lovely landing has a side facing window providing light, built in storage and doors to the three good sized bedrooms, two of which can easily accommodate a double bed, the rear facing master having built in storage.

Finally, there is the refitted family bathroom having a white suite incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen and feature tiled splashbacks.

Outside to the rear, a gravelled patio provides a pleasant seating and entertaining area enjoying a degree of privacy, leading to the garden which is laid to lawn providing a blank canvas to landscape it as you desire with a raised bed at the top of the garden, enclosed to three sides by a mixture of panelled fencing and established hedges. To the front is small lawn with well stocked borders and a double width driveway providing off road parking.

**What3words:** trample.townhouse.ranges

**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/>

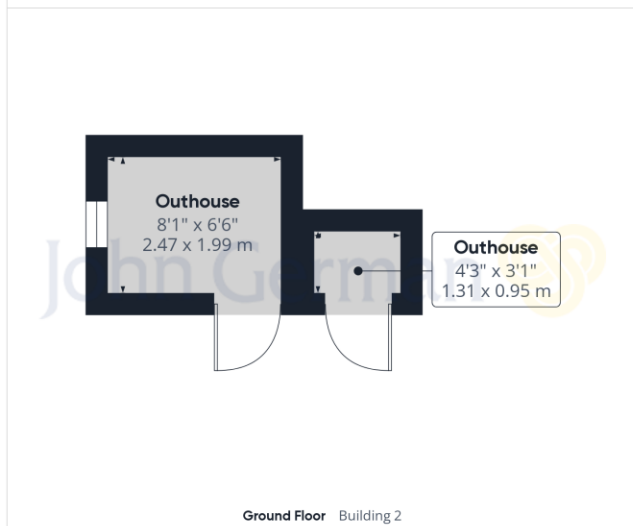
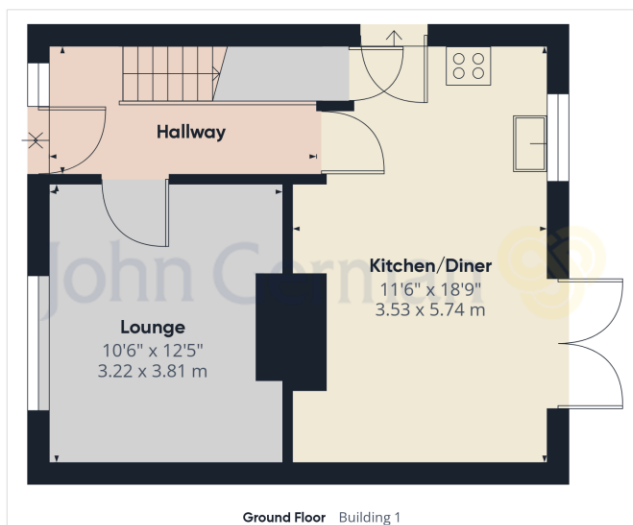
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/25062024

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Approximate total area<sup>(1)</sup>  
862.14 ft<sup>2</sup>  
80.1 m<sup>2</sup>

(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		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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