

Bentley Road
Uttoxeter, ST14 7EF



A traditional spacious semi-detached family home offered to the market with no onward chain.

£180,000



John German

John German are delighted to offer to the market with no upward chain this traditional and spacious semi-detached family home situated in a popular residential area of Uttoxeter within walking distance to local amenities including the "five shops" found on Windsor Road, Tynsel Parkes Primary School and open spaces along with the town centre and its wide range of amenities are also easily reached.

Internally the property comprises uPVC entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor landing and doors off into the living room and kitchen. The living room has a uPVC double glazed window to the rear aspect, carpeted flooring and ceiling light point. From here a sliding door opens into the dining room with carpeted flooring, ceiling light point and door opening into the kitchen. The kitchen is fitted with a range of matching wall and base units with laminate work surfaces over, tiled splashbacks and space for various freestanding appliances (please note the appliances shown on the photos are not included within the sale), a window to the front aspect, ceiling light point, door opening into the garage and a useful under stairs pantry cupboard housing the boiler.

Upstairs there are two spacious bedrooms and a family bathroom comprising bath, low level WC, wash hand basin and shower cubicle.

Externally there is a lawned garden and tarmac driveway leading to the garage with up and over door. To the rear of the property is a large lawned rear garden with outbuilding.

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

Property construction: Standard

Parking: Drive & garage

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/>

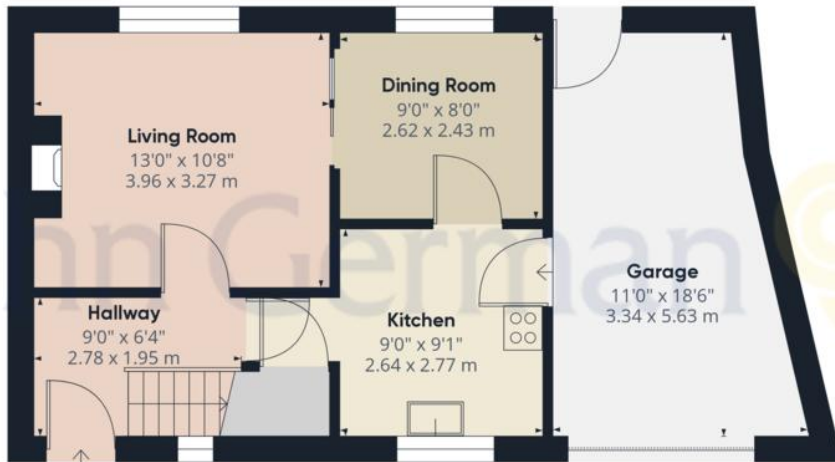
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/10072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area^m

879.84 ft²

81.74 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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
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 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

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