

School Road  
Uttoxeter, ST14 7HE



Traditional semi detached home for sale with no upward chain involved, located in a popular area within walking distance to local amenities.

Offers over £195,000



John German

Looking to make your first step onto the property ladder, a home move or for a buy to let investment, viewing and consideration of this traditional home is strongly advised. Well maintained while also providing scope to make it your own, the property benefits from a gas central heating system and uPVC double glazing.

Situated in a popular area within easy walking distance to local amenities including Tynsel Parkes first school, open spaces and the "five shops" found on Windsor Road. The town centre and its wide range of amenities are also nearby.

Accommodation: A uPVC part obscured double glazed entrance door and side panel opens to the welcoming hall, where stairs rise to the first floor and doors lead to the ground floor accommodation.

To the front there is the lounge, having a focal chimney breast and fireplace plus a wide window providing natural light.

To the rear the dining kitchen extends to the full width of the home, having a range of base and eye level units with fitted work surfaces and an inset sink unit set below one of the two windows overlooking the garden. There is a fitted gas hob with an extractor over and an electric oven under, plus space for further appliances, and a useful understairs cupboard.

To the side, an enclosed passage has doors to both the front and rear elevations, with latch doors opening to two useful brick built outhouses.

To the first floor the landing has a side facing window providing natural light, a built-in cupboard and doors leading to the three bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted family bathroom which has a white suite with complementary tiled splashbacks, heated towel rail and dual aspect window.

Outside: To the rear a concrete patio provides a pleasant seating and entertaining area leading to a garden laid to lawn, enclosed to three sides with shrub beds and space for a shed.

To the front is a garden laid to lawn and a concrete driveway with gravelled edging providing off road parking.

What3Words: caves.champions.trackers

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 A

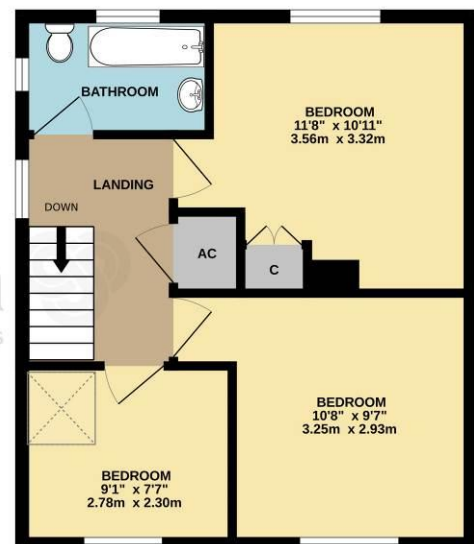
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02082024

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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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