

Church Street

Uttoxeter, ST14 8AG



Attractive modern three storey end townhouse, providing spacious accommodation suitable for a variety of potential buyers, situated within a "stones throw" of the town centre and its amenities.

£225,000



John German 

Whether looking for your first home, to move up or down the property ladder or for a buy to let investment, internal inspection and consideration is highly advised to appreciate its layout and room dimensions, plus its extremely convenient town centre location with secure parking to the rear.

Situated within easy walking distance to Uttoxeter's wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, modern leisure centre and the multi-screen cinema.

Accommodation: A storm porch with a part obscured double glazed entrance door opens to the welcoming hall, where stairs rise to the first floor, having a useful understairs cupboard and a door leads to the ground floor accommodation.

The cosy sitting room has a front facing window and an arch leading to the well-proportioned fitted dining kitchen, which has a range of base level units with work surfaces and inset sink unit, fitted gas hob with an extractor over and electric oven under, plus an integrated dishwasher and fridge freezer. Natural light is provided by the double glazed French doors and side windows opening to the garden.

The fitted utility room has a work surface to one side with an inset sink unit and cupboard beneath, plumbing for a washing machine and a rear facing window providing light. Completing the ground floor space is the fitted downstairs WC which has a white two-piece suite.

To the first floor, the landing has stairs rising to the second floor and doors leading to the front facing lounge that extends to the full width of the property, having two windows providing ample light and a pleasant outlook. To the rear is the double bedroom which also extends to the full width of the home, and finally there is the fitted family bathroom which has a white three-piece suite with complementary tiled splashbacks.

On the second floor, the landing has doors leading off to two further double bedrooms, both again extending to the full width of the home. The front facing master has the benefit of that pleasant outlook and a fitted ensuite shower

room, which has a white three-piece suite incorporating a shower cubicle with a mixer shower over, plus a built-in airing cupboard.

Outside: To the front, there is a small forecourt containing a variety of shrubs. To the rear, the enclosed garden has a paved patio leading to the planted garden with slate shale edging. A gate opens to the communal secure parking area, approached via electronically operated gate, where there is an allocated parking space for one vehicle plus there is the use of shared visitors' spaces.

Please note we are advised there is a small annual charge for the maintenance of communal areas.

What3Words: generally.humans.necklace

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: Allocated

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA21102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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