

Park Street
Uttoxeter, ST14 7AW



Substantial traditional semi detached home with well presented and maintained accommodation suitable for a variety of buyers and situated within easy reach of amenities and the town centre.

£215,000



Whether making your first step onto the property ladder, an up or downsize, or for a buy to let investment, viewing of this well proportioned home is highly recommended. Benefitting from off road parking to the front and a garage to the rear.

Situated within easy reach of local amenities which include convenience shops (including the Tesco Express mini supermarket), a public house and open spaces. The town centre and its wide range of facilities are also closeby.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well proportioned lounge has a focal chimney breast and feature fire with surround, a wide front facing bow window providing ample natural light and a useful under stairs cupboard that has a side facing window.

To the rear there is the spacious dining kitchen having a range of fitted units with worktops and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and oven under, plumbing for a washing machine and wide uPVC double glazed French doors providing direct access to the patio and garden.

Completing the ground floor space is the downstairs WC providing space for a further appliance and two side facing windows.

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

Finally there is the fitted family bathroom which has a modern four piece suite

incorporating both a panelled bath and a separate corner shower cubicle with half tiled walls, a tiled floor plus a rear facing window.

Outside - To the rear a paved patio leads to the enclosed garden which is mainly laid to lawn with borders and a further decked seating area plus gated access to the side.

To the front is a wide tarmac driveway providing off road parking for several vehicles. Shared vehicular access to the side of the property leads to the garage situated in a block to the rear.

what3words: supple.dancer.baths

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

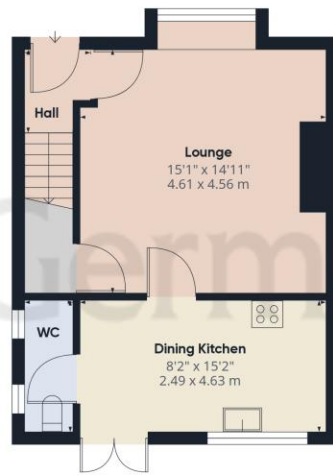
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

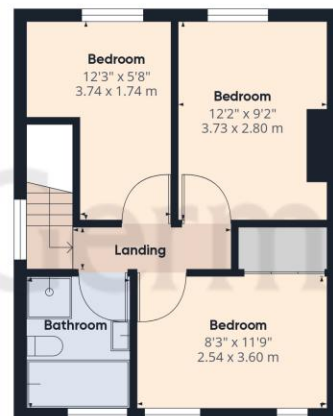
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19112024

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Ground Floor



Floor 1

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Approximate total area[®]
834.42 ft²
77.52 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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.

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