

Lambert Road  
Uttoxeter, ST14 7QG



Well presented and maintained semi detached home with a ground floor bathroom and first floor shower room, located in a popular area that backs onto a paddock.

NO UPWARD CHAIN

£187,500



John German 

For sale with no upwards chain involved, consideration and viewing of this excellent semi detached home is essential whether you are searching for your first home, to downsize or for a buy to let investment. It has been well maintained by the current owners and still offers scope to personalise in your own style. The property occupies a lovely position with its westerly facing rear garden backing onto a paddock and enjoying a good degree of privacy, plus ample off road parking and a detached garage.

Situated in a popular area of town within easy reach of both local amenities and the town centre with its wide range of facilities.

Accommodation - To the side a uPVC part obscure double glazed entrance door and side panel opens to the hall which has a lovely tiled floor and stairs rising to the first floor.

To the front is the living room that extends to the full width of the property having a focal chimney breast with a recess for a TV and a living flame effect electric fire in a feature surround.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the rear garden and adjoining paddock, a fitted electric hob with an extractor hood over, electric oven under and space for additional appliances.

Completing the ground floor is the fitted bathroom having a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above.

To the first floor the landing has access to the loft via a fitted pull down ladder and doors to the two bedrooms, both of which can accommodate a double bed. The rear facing master extends to the width of the home having a built in cupboard housing the combination gas central heating boiler, enjoying the pleasant outlook over the garden and paddock beyond.

Finally there is the fitted shower room that has a white suite incorporating a double shower cubicle with a mixer shower over.

Outside - To the rear, the westerly facing enclosed garden has a block paved patio providing a lovely seating and entertaining area enjoying a good degree of privacy. Beyond this is a lawn, space for a shed and a further gravelled seating area with raised beds at the top of the garden adjacent to the paddock.

To the front a double width tarmac driveway provides ample off road parking. Timber double gates at the side open to the carport and further to the detached garage that has an up and over door, power and light.

**what3words:** states.rely.rapid

**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, carport & 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent