

# Hawthornden Avenue

Uttoxeter, ST14 7NZ



Substantial traditional semi detached home in need of a comprehensive improvement programme offering a huge amount of potential, situated on a highly regarded road.

£200,000

John German 

Viewing and consideration of this well proportioned property is highly recommended to appreciate the scope to improve and extend (subject to obtaining the necessary planning permission), in need of refurbishment though already benefitting from a recently installed gas central heating boiler plus replacement windows and doors. Occupying a good sized plot also providing potential with off road parking and space for a garage.

Situated on a well regarded and desirable road providing easy access to local amenities and the town centre with its wide range of facilities.

Accommodation - An enclosed porch with a replacement part obscure double glazed entrance door opens to the hall having stairs rising to the first floor with a useful under stairs cupboard and a side facing window providing additional natural light.

The generously sized lounge has a focal open fire with a stone effect surround plus a wide front facing window. A door leads to the dining room which has wide uPVC double glazed French doors overlooking the garden and providing direct access to the patio.

Beside the dining room is the kitchen providing potential to be opened into a large open plan dining kitchen which would extend to the full width of the home. The kitchen currently has a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, space for a cooker, additional appliance spaces, the recently installed wall mounted central heating boiler and a part obscure double glazed door to the side.

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

Finally there is the bathroom and a separate WC having tiled walls and rear facing windows.

Outside - To the rear a paved patio leads to the good sized enclosed garden which is in need of attention, having space for a garage and sheds. The side of the garden offers potential for the property to be extended, subject to obtaining the necessary planning permissions.

To the front is a low maintenance garden with a driveway providing parking that extends to the side of the property where there is a carport and further to space for a garage.

**what3words:** overhaul.roaming.imprints

**NOTE:** THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONALCHARGE.

**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:** Brick **Parking:** Drive **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 C

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

**Our Ref:** JGA/30122024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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