

Mill Street

Rocester, Uttoxeter, ST14 5JX



Attractive modern end terraced with completely redecorated and refreshed accommodation, situated in the heart of the popular village.

£190,000

John German 

Whether looking for your first home, moving up or down the property ladder or for a buy to let investment, viewing and consideration of this impressive modern home is highly recommended to appreciate the work done by the current owners. In true turn-key condition, the home is sold with no upward chain involved.

Situated in the heart of the popular village within easy walking distance to its range of amenities including convenience shops, public houses, schools including the JCB Academy, doctors' surgery, fish and chip shop, florists and its church. Several walks through the surrounding countryside are also on the doorstep, plus the lakes in front the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A composite and part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and a door leads to the ground floor accommodation. The generously sized lounge has a useful understairs cupboard and a front facing window.

The fitted dining kitchen extends to the full width of the home at the rear, having a range of base and eye level units with work surfaces and an inset sink unit set below the window, a fitted electric hob with an extractor hood over and electric oven under, plumbing for a washing machine and additional appliance space. Wide French doors in the dining area open to the garden and allow an abundance of natural light to flood in.

To the first floor, the landing has a built-in airing cupboard and access to the loft, plus doors leading to the three good size bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted bathroom which has a white three piece suite with complementary splashbacks.

Outside to the rear, there is an enclosed block paved low maintenance garden with gated access to the side. To the front, there is a low maintenance gravelled fore garden. To the side of the property, approached via Eaton Road, is a driveway providing off road parking.

What3words: outer.lorry.defensive

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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: Electric

(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: TBC / Tax Band TBC

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

Our Ref: JGA/31012025

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.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
679.32 ft²
63.11 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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

Agents' Notes

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