

Smithfield Road

Uttoxeter, ST14 7LE



Attractive traditional semi detached home with well presented accommodation, a good sized garden, parking and a detached garage, situated within a 'stones throw' of the town centre.

£195,000

John German

Whether looking for your first home, downsizing or for a buy to let investment, viewing of this lovely traditional home is strongly recommended.

Situated on the very edge of the town centre within a 'stones throw' of the wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi screen cinema.

Accommodation - A composite and 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 generously sized lounge has a front facing window and fitted shelving in the chimney breast recess. A door leads to the fitted dining kitchen which extends to the full width of the home having a range of base and eye level units with fitted work surfaces, an inset sink unit set below one of the two windows overlooking the garden, a gas hob with extractor hood over and electric oven under, plumbing for a washing machine and additional appliance space, a useful under stairs cupboard and a part obscure double glazed door opening to the patio and garden.

To the first floor the landing has a side facing window providing natural light and access to the loft. Doors lead to the two good sized bedrooms, each able to accommodate a double bed with the front facing master having a feature cast fireplace surround and a built in cupboard housing the central heating boiler. Completing the accommodation is the fully tiled family bathroom having a white suite incorporating a panelled bath which has a mixer tap and shower attachment plus a folding screen above.

Outside - To the rear a paved patio leads to the good sized garden which is predominantly laid to lawn with a gravelled seating area providing a delightful entertaining space, well stocked beds and borders containing a variety of shrubs and plants and an arch to a further lawn area all enclosed to three sides with gated access to the side.

To the front a tarmac driveway provides off road parking leading to the detached garage which has an up and over door.

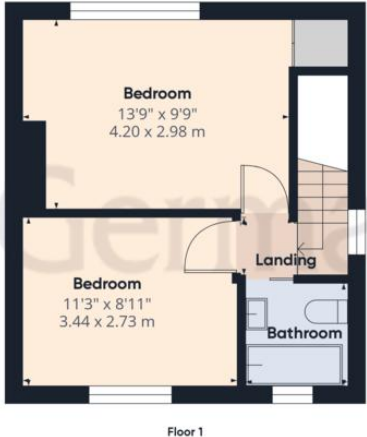
what3words: telephone.awestruck.trace
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard
Electricity supply: Mains
Sewerage: Mains
Parking: Drive and garage
Water supply: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06022025

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Approximate total area¹⁾
582.87 ft²
54.15 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.

OIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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