

New Street
Uttoxeter, ST14 7QS



Attractive fore courted mid terrace home retaining character and charm combined with modern living, situated within a 'stone's throw' of the town centre and amenities.

£155,000



John German

For sale with no upward chain involved, viewing and consideration of this traditional bay fronted home is essential to appreciate its room dimensions, retained character and its recent refitted kitchen. An ideal first time buy, downsize or buy to let investment.

Situated within a 'stones throw' of the town centre and its wide range of amenities including public houses and restaurants, coffee houses and bars, several supermarkets and independent shops, train station, modern leisure centre and gyms, and the multiscreen cinema.

A uPVC part obscure double glazed entrance door opens to the generously sized living room having a focal chimney breast with a log burner set on a tiled hearth and a bay window with shutters and a fitted window seat.

A lobby with a useful understairs cupboard has a door opening to the dining room, again having a focal chimney breast with a feature original inset range, a rear facing window and a door leading to the stairs for the first floor.

The refitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the side facing window, a fitted gas hob with extractor over, electric oven under, an integrated bin, plumbing for a washing machine and additional appliance space, plus a uPVC part double glazed door to the outside.

Completed the ground floor accommodation is the fully tiled bathroom having a modern white suite incorporating a panelled shower bath with a glazed screen above, a sun pipe providing natural light and a chrome effect towel rail.

To the first floor, the landing has doors leading to the two good size bedrooms, each able to easily accommodate a double bed and furniture, with the rear facing bedroom having a built-in wardrobe and the front facing room having a fitted pull-down ladder leading to the boarded loft.

Outside to the rear is an enclosed patio area with a door leading to a storage/log store and a gate to the shared access which leads to the side of the terrace.

To the front there is a forecourt with an established hedge line.

What3words: songs.common.storming

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: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 A

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

Our Ref: JGA/18042025

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 <p style="text-align: center;">Ground Floor</p>	<p style="text-align: right;">John German </p> <p style="text-align: right;">Approximate total area[®] 763.26 ft² 70.91 m²</p>
	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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