Fairfield Road Uttoxeter, ST14 7JY





John Ostman (S)

Traditional semi detached home in need of a comprehensive improvement programme, situated on the popular road on the edge of the town centre backing onto allotments.

£200,000



For sale with no upward chain involved, viewing and consideration of this interesting traditional home is recommended to appreciate its potential to remodel and personalise, plus its exact position.

Situated on the popular road within easy walking distance of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multiscreen cinema.

To the side of the property, a uPVC part obscure double-glazed door opens to the hallway where stairs rise to the first floor, having an understairs cupboard, and a door leads to the ground floor accommodation.

The front facing lounge has a focal chimney breast and a coal effect gas fire with a tiled surround, plus two windows providing ample natural light.

The kitchen has a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and doors to two walk-in pantries; one having a side facing window, the other having a rear facing window and the wall mounted gas central heating boiler.

To the rear is the useful garden room which provides additional living space, suitable for either dining or relaxing, overlooking the garden with uPVC double glazed French doors providing direct access outside.

Completing the ground floor space is the shower room which has a white suite incorporating a double shower cubicle with a mixer shower over.

To the first floor, the landing has a front facing window and doors to the three good size bedrooms; two of which have feature cast fireplace surrounds with ceramic tiled hearths and two of the rooms overlook the allotments to the rear.

Outside, to the rear there is an enclosed garden which backs onto the allotments, having a paved patio and garden laid to lawn, space for sheds and a greenhouse and gated access to the front. To the front is a small lawn and a paved driveway providing off road parking.

Agents 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 additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via

What3words: ///facing.dearest.bookshop

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

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 B

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

www.eaststaffsbc.gov.uk
Our Ref: JGA/06052025

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 travellings ome 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1 $^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.













John German 🧐





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 ontact the oftice and wewlil 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.

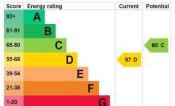
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.













uttoxeter@johngerman.co.uk



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