

Old Lodge Close

Uttoxeter, ST14 7FJ

John German





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£227,000

Well presented modern three storey townhouse providing generously sized and versatile accommodation, suitable for a variety of potential types of buyers, situated on the quiet cul-de-sac within close proximity of local amenities and easy reach of the town centre.

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 excellent mid-townhouse is essential to appreciate its room dimensions and flexible layout, including its four bedrooms and three bath/shower rooms, plus the quiet position on the small cul-de-sac development.

Situated within easy walking distance to local amenities including the 'five shops' found on Windsor Road, open spaces and Tynsel Parkes First School. The town centre with its wide range of amenities is also close-by, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A replacement composite and part obscure double glazed entrance door opens to the welcoming hallway, where stairs rise to the first floor with a cupboard below, a built-in cloaks cupboard, doors to the ground floor accommodation and direct access to the garage (providing potential to convert to additional living accommodation, subject to obtaining the necessary consents/building regulations).

The generously sized dining kitchen extends to the full width of the home, having a range of base and eye level units and fitted worktops with an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plumbing for both a dishwasher and washing machine, plus space for additional appliances. Further natural light and direct access to the rear garden comes from the uPVC double glazed French doors.

To the first floor, the landing has stairs rising to the second floor and doors to the accommodation. To the front is the well-proportioned living room which extends to the full width of the home and provides enough space to accommodate a dining suite if desired, immersed in natural light coming from the window and uPVC double glazed French windows opening to the Juliette balcony. To the rear is the first double bedroom, also extending to the width of the property, benefitting from a fitted ensuite shower room, having a white modern three-piece suite.

To the second floor, the landing has a built-in airing cupboard and a loft hatch. Doors lead to the three further bedrooms, two of which can accommodate a double bed, with the rear facing second bedroom again extending to the width of the home and also benefitting from a fitted ensuite shower room, having a white three-piece suite. Finally, there is the fitted family bathroom, having a white modern suite with complimentary tiled splashbacks.

Outside

To the rear there is an enclosed low maintenance hard landscaped garden, with shrub borders and space for a shed, plus a gate leading the property's own access to the front of the terrace (providing space for a further shed).

To the front, a double width driveway provides off road parking, leading to the garage which has an up and over door, power and light.

Agents note: We are advised there is a small annual charge of approximately £278.14 for the maintenance of communal areas in the cul-de-sac.

What3words: [///meanders.swung.cone](https://www.what3words.com/?q=meanders.swung.cone)

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: Drive & garage

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 C

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

Our Ref: JGA/05012026

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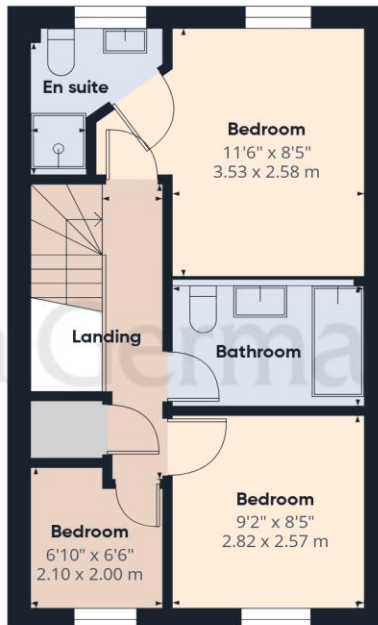




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1132 ft²

105.2 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 contact the office and we will 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.

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.

Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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