

Whittaker Mews, High Street

Rocester, Uttoxeter, ST14 5JU



A traditional double fronted terraced with two double bedrooms and first floor bathroom plus off road parking, situated in the heart of this popular village within walking distance to amenities. No upward chain.

£125,000

John German

For sale with no upward chain this ideal first time buy, downsize, buy-to-let investment or lock and leave bolthole that has uPVC double glazing throughout. Consideration and viewing is highly advised to appreciate its size and exact position.

Set back from the High Street, on a no through access road, the village amenities are all within walking distance including the convenience shop, walk-in doctors surgery, schools including the JCB academy, public houses, church, hairdressers, florist, vet's and garage. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 linking the M1 and M6 plus the cities of Derby and Stoke-on-Trent.

A UPVC entrance door leads to the central hall which has doors leading to the well-proportioned ground floor accommodation.

The fitted dining kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, space for a cooker and further appliances plus a useful built-in full height pantry.

On the opposite side of the hall is the living room also extending the full width of the property having a front facing window and stairs rising to the first floor.

To the first floor the landing leads to the two good sized bedrooms, each able to accommodate a double bed, and the front facing windows enjoy a pleasant outlook. The second bedroom also benefits from a fitted wardrobe. Completing the accommodation is the bathroom with a white three piece suite incorporating a panelled 'P' shaped bath with shower over and fitted glazed screen.

Outside to the front on the opposite side of the vehicular access is an enclosed garden which is presently paved and gravelled with borders and shed. Further along the vehicular access is hard standing providing parking and further timber shed.

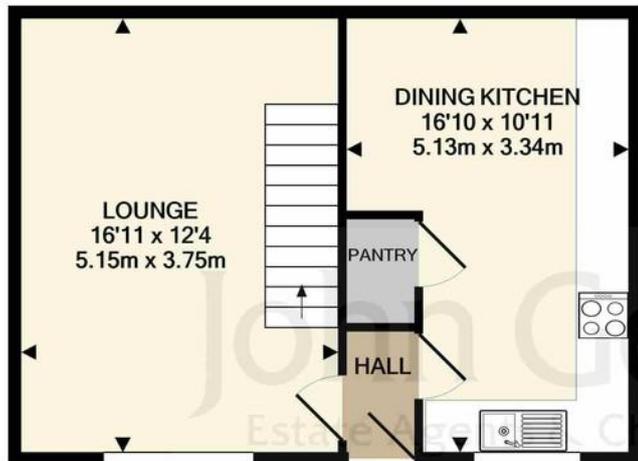
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Gas is not connected, there is electric heating with night storage heaters to some of the rooms.

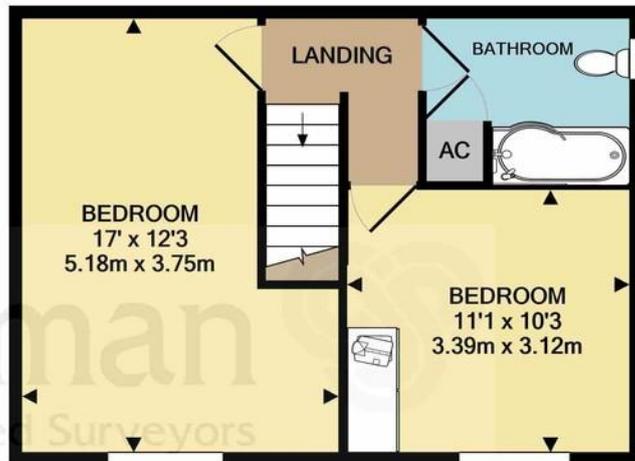
Useful Websites: www.environment-agency.co.uk,
<http://www.eaststaffsbc.gov.uk/>

Our Ref: JGA/08122020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Agents' Notes
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Referral Fees
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.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making 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.

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