

# Burton Terrace

Uttoxeter, ST14 7AD



Attractive traditional forecourted mid terrace home with well-presented character accommodation and off road parking to the rear, located in close proximity to the town centre.

£149,995



John German

An ideal first step onto the property ladder, downsize or buy to let investment, internal inspection is highly recommended to appreciate its condition, layout and features.

Consideration is also advised to appreciate its convenient location, set on a quiet no through road on the very edge of the town centre within walking distance of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre.

### Accommodation

A timber entrance door leads to the well-proportioned lounge that has a focal fireplace and a front facing uPVC double glazed window.

A lobby area with an under stairs cupboard leads to the generously sized living/dining room providing space for both a dining table and chairs plus soft seating, window facing the rear and a door to the stairs for the first floor.

Completing the ground floor accommodation is the fitted kitchen which has a range of base and eye level units with fitted work surfaces, an inset sink unit set below the side facing window, fitted gas hob with extractor over and oven under plus space for further appliances and a door to the outside.

To the first floor the landing leads to the two good sized bedrooms both having built-in storage and the fitted family bathroom that has a white four-piece suite incorporating both a panelled bath and a separate shower cubicle.

### Outside

To the front is a shrub forecourt.

To the rear timber decking leads to a garden laid to lawn with a blue slate shale border, shed and gated access to the parking area.

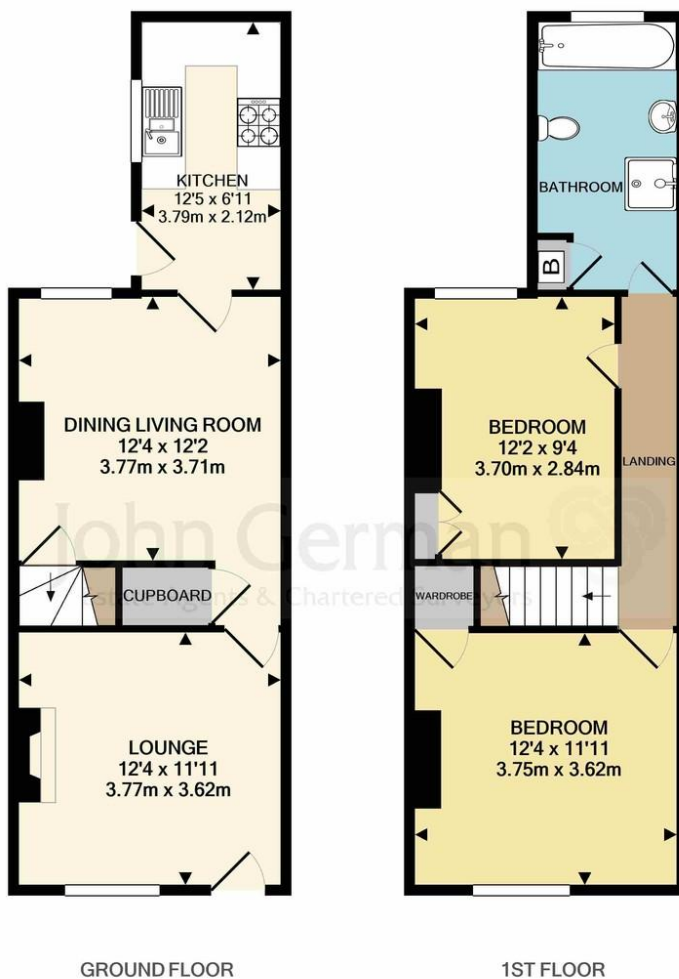
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/27012021

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   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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## Referral Fees

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**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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