

Robin Close

Uttoxeter, Staffordshire, ST14 8TP



A modern three bedroom town house located on a popular development within the town of Uttoxeter, offered with no upward chain.

£170,000



John German

Storm porch entrance leads into the reception hall with laminate floor and stairs off to the first floor accommodation.

The fitted kitchen has a range of wood effect base and wall mounted units with roll top work surfaces over incorporating a gas hob, twin electric oven and a stainless steel sink and drainer. There is plumbing for a washing machine and space for a fridge freezer.

The living room has a laminate wooden floor, a feature fireplace with an electric fire and double doors opening to a conservatory that also has a laminate floor and French doors leading out to the garden.

On the first floor the master bedroom has its own private en suite shower room, and the two remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

The rear garden has been landscaped and has a paved patio with a brick retaining wall and steps up to a lawned area. Side access to the front where lies a recently tarmaced driveway. There is also additional parking to the rear under the arch.

Note: There is a vehicular right of way through the arch under the master bedroom.

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. Broadband services are available.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/12022021

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



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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Agents' Notes

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