

Hamilton Avenue

Uttoxeter, ST14 7FE



50% ownership.

Improved modern mid terrace home still providing scope for personalisation, offering an ideal first step onto the property ladder.

£80,000

John German

For sale with no upward chain involved, viewing is highly recommended to appreciate the works done by the current owner, including a refitted kitchen and impressive shower room, plus the scope to put your own touches into it to make it your own. Situated within close proximity of local amenities including a convenience shop and first school, the town centre and its wide range of amenities is also easily reached.

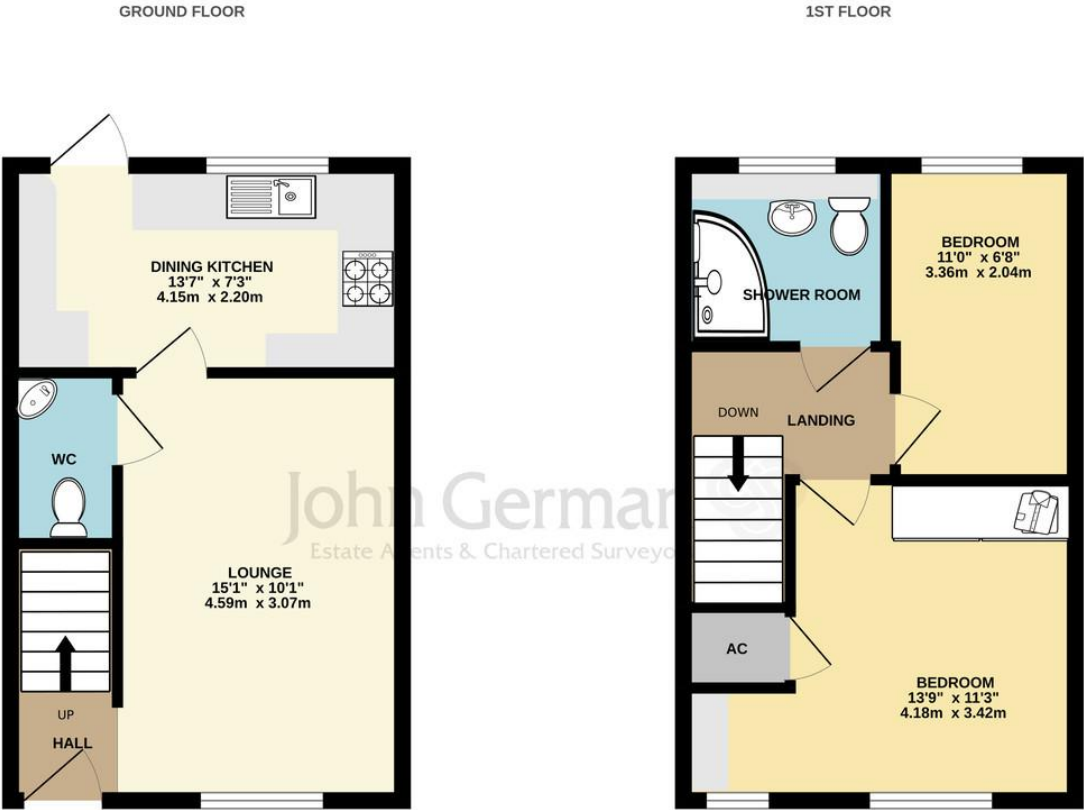
A composite door opens to the entrance hall where stairs rise to the first floor and access leads to the ground floor accommodation. The well proportioned lounge has a front facing window and laminated wooden floor, plus doors to the refitted dining kitchen and to the downstairs WC. The refitted dining kitchen extends to the width of the property and has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, space for a gas cooker with extractor hood over, space for further appliances and a double glazed door giving direct access to the garden.

To the first floor, the landing has access to the loft and doors leading to the two good sized bedrooms. The front facing master extends to the width of the home with a range of fitted furniture including wardrobes, dressing table and a double bed recess unit with cupboards and shelving plus a fitted headboard. Completing the accommodation is the full tiled shower room having a modern three piece white suite incorporating a corner double shower cubide with a mixer shower over.

Outside to the rear, there is an enclosed low maintenance block paved garden with space for a shed and gated access to the rear. To the front is a small gravelled forecourt. To the side of the terrace is designated parking for two cars plus the use of additional shared visitor spaces.

- What3words:** anchorman.identity.polo
- Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
- Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 99 year Lease commenced in 2007. We are advised by the vendor that the service charge is approx. £29.09 per month and rent of approx. £239.24 per month payable to Trent & Dove Housing.
- Property construction:** Brick
- Parking:** Drive
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas central heating
(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 A
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
- Our Ref:** JGA/30012024

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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