



This well presented & Extended semi-detached bungalow is offered to the market with no upward chain and is situated in a popular location within Uttoxeter.

£265,000



John German are delighted to offer to the market with no upward chain this well presented two bedroom extended semi detached bungalow, which is set back from the road beyond a gated driveway providing plenty of off-road parking leading to the single garage with an up and over door.

A composite entrance door opening into the welcoming central hallway with doors off to the two bedrooms, family shower room, kitchen/diner and living room.

To the front of the property are two well-proportioned double bedrooms that are both conveniently placed for the modern family shower room with large double walk-in shower.

Overlooking the rear is the generously living room with carpeted flooring, two ceiling light points and UPVC double glazed sliding doors giving access to the garden.

The open plan breakfast kitchen has been extended having a good sized kitchen/dining area with door to the side, the kitchen is fitted with an extensive range of matching wooden wall and base units with contrasting worktops incorporating an inset sink and drainer set below a rear facing window and space for various kitchen appliances.

Outside to the rear of the property is a fully enclosed garden with stoned and paved patio seating area, and well stocked borders with a variety of shrubs and plants.

Uttoxeter town centre has a wide range of facilities and nearby road links include Access to the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

Our Ref: JGA03052024

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.



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
997.59 ft²
92.68 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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