

Campion Way
Uttoxeter, Staffs, ST14 7TB



Two bed semi detached on the Barley Fields - Lion Court development in Uttoxeter. Parking, master bedroom with ensuite plus spacious living accommodation - absolutely stunning home.

£700 pcm



John German 

Barley Fields is a development of 140 new homes in the market town of Uttoxeter, Staffordshire.

This development is in a most desirable location and offers plenty to do to, with the town centre's shops and market, Uttoxeter Racecourse, and many other places to visit within close proximity. With fantastic local amenities, pubs and restaurants and a three-tier schooling system that consists of several first schools, three middle schools and a high school and train stopping near Stafford University, this site could be your dream destination.

This site provides excellent transport links via the A518, A50 and M6, with public transport and a local train station which will go direct to Stoke-on-Trent.

This stunning two bed semi detached home has a small front garden with off street parking for two cars.

The hallway has cloaks/wc off plus spacious kitchen with oven, hob and extractor plus two appliance spaces. The lounge/dining to the rear of the property - which has double doors to the rear garden and under stairs cupboard.

The master bedroom has ensuite shower room plus there is a further double bedroom. The family bathroom has a modern suite with bath.

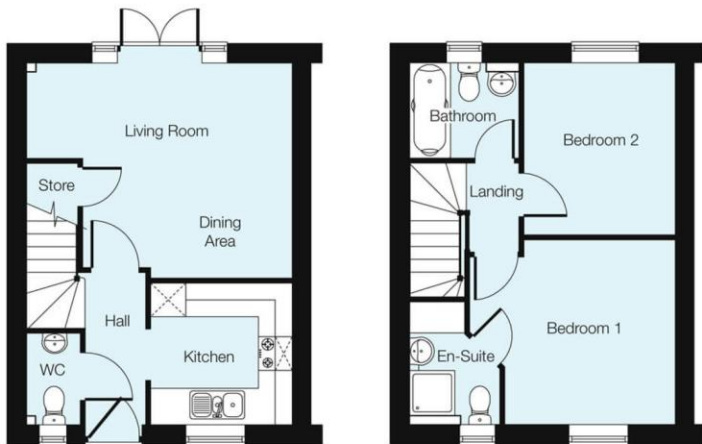
The rear garden is enclosed, has a patio and lawn.

The property benefits from zone controlled gas central heating and double glazing. Through out the property is of a high standard and has almond white neutral decoration.

This property is Unfurnished

Council Tax Band:

Ref: JG



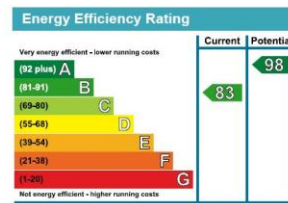
Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit:

<http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



John German

9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY

01889 561750

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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