

Carter Street  
Uttoxeter, ST14 8EY



Attractive Victorian forecourted mid terrace with deceptively spacious accommodation set over three floors, enjoying a town centre position within easy walking distance to amenities.

£192,500



John German

Internal inspection and consideration of this lovely bay-fronted traditional terrace is strongly recommended to appreciate its size, character and original features including doors, high ceilings, picture rails and cornicing, layout and garden.

Situated on the very edge of the town centre within easy walking distance to its wide range 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. The train station is also within walking distance lying on the line between Derby and Stoke on Trent. The nearby A50 dual carriageway links the M1 and M6 motorways plus surrounding cities.

Accommodation - A traditional arched storm porch with an original timber door leads to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation.

At the front of the property is the lovely lounge that has a deep walk in bay window, exposed wooden floor and a focal log burner set in a chimney breast on a slabbed hearth. Behind is the separate dining room that has a feature exposed chimney breast and rear facing window.

The kitchen has a range of base and eye level units with work surfaces, an inset sink unit set below one of the dual aspect windows, fitted gas hob with oven under, additional appliance space and doors leading to both the outside and to the dry lined cellar which has power.

To the first floor the landing has stairs rising to the second floor and doors leading to two pleasant bedrooms each having a feature cast fireplace surround. A lobby area has a useful fitted cupboard with side facing window, leading to the refitted bathroom which has a modern white four-piece suite

incorporating both a standalone bath with feature mixer tap and a separate double shower cubicle with mixer shower over.

To the second floor the landing provides access to the useful loft space and to the third bedroom which has a rear facing window enjoying a pleasant outlook.

Outside - To the rear is an enclosed yard and an extremely useful brick built outbuilding, a wrought iron gate leads to the shared path providing access to both the front of the terrace and to the lovely established garden which is enclosed to three sides by timber fencing with seating areas and well stocked beds.

To the front is a gravelled forecourt with railings and walls.

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

**Property construction:** Standard **Parking:** On street

**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:** / Tax Band

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

**Our Ref:** JGA03062024

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GROUND FLOOR

1ST FLOOR

2ND FLOOR











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



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