

Bank Close
Uttoxeter, ST14 8BP



This lovely property has been extensively refurbished and remodelled, perfect for first time buyers. Located in quiet cul-de-sac off Balance Hill with great views over Uttoxeter. The properties in this row rarely come on the market and this one is sure to get snapped up quickly.

£190,000



John German

The property is located within walking distance of Uttoxeter town centre, retail Park, leisure facilities, train station and racecourse. Uttoxeter is well placed for easy access to major commuter routes including the A50/A518/A515.

Entrance to the property is via an entrance lobby with stairs rising to the first floor and a door leading to the ground floor living spaces, with radiator and neutral fitted carpet.

The lounge has a uPVC double glazed bow window overlooking the front elevation, neutral fitting carpet, radiator, coved ceiling and a further internal door leading through into a very spacious dining room with a built in under stairs storage cupboard, coved ceiling, radiator and uPVC double glazed window to the rear.

The kitchen sits to the rear of the property and has been fully refitted with a stylish high quality range of units with wood effect work surfaces and matching upstands, one and a half bowl ceramic sink unit with mixer tap, built-in eye level oven and microwave, integral dishwasher and fridge freezer. UPVC double glazed windows to side and rear elevations, vinyl flooring, period style radiator and uPVC double glazed exterior door that leads into the rear porch.

The rear porch leads to the rear yard and to what would have been an outside WC with a uPVC double glazed window to the rear.

On the first floor, the bedrooms and shower room are arranged around a carpeted central landing with the master bedroom to the front having a great range of built-in wardrobes, radiator, neutral fitted carpet and a uPVC double glazed window looking out into this lovely quiet little street. The rear bedroom has a good view of the garden via a uPVC double glazed window, radiator and fitted carpet.

The shower room completes the internal accommodation and has been refitted with a stunning suite including a walk-in fully tiled double shower, twin wash basins set in stylish vanity units with storage beneath and a concealed flush WC, heated towel rail, uPVC double glazed window to the rear, tongue and groove panelling and vinyl flooring.

Outside the front garden has been replaced with gravel to provide off road parking and there is access to the rear garden via a shared pathway which runs along the side of the house and along the rear of the row. Adjacent to the house is a small, enclosed yard with gated access beyond to a lovely lawned garden with a paved patio area and timber garden shed.

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

Property construction: Standard. **Parking:** Off road parking

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

(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

Our Ref: JGA/28062024

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