

Ashbourne Road

Uttoxeter, ST14 7BA



Attractive traditional bay fronted semi detached home in need of some cosmetic updating, occupying a pleasant plot with ample parking on a popular road.

NO UPWARD CHAIN

£194,500

John German 

For sale with no upward chain involved, viewing and consideration of this traditional semi detached home is strongly advised to appreciate its potential, room dimensions and location. Ideal for those looking for a small project as your first home, a downsize or a buy to let investment.

Situated on a popular road within easy walking distance to local amenities including convenience shops (including the Tesco Express mini supermarket) and a public house, the town centre and its wide range of amenities are also within easy reach. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A replacement traditional style uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well proportioned lounge has a focal chimney breast with a living flame effect gas fire and feature surround plus a wide walk in bay window to the front.

The rear hall has a useful understairs cupboard and a replacement uPVC double glazed obscure door to the outside plus doors to the remaining ground floor space.

The fitted dining kitchen has a range of units with fitted work surfaces and an inset sink unit set below a rear facing window, a fitted electric hob with an extractor over and oven under plus plumbing for a washing machine and additional appliance space.

Completing the ground floor is the downstairs WC which could easily be remodelled into a utility room, it was previously the ground floor bathroom and currently has a close coupled WC and pedestal wash hand basin plus a side facing window. Alternatively, the wall could be removed between this room and the dining kitchen for a more open space area overlooking the garden (subject to obtaining the necessary consents/building regulations).

To the first floor the landing has a side facing window providing light and doors leading to the two good sized bedrooms, the front facing master has a built in double wardrobe and a wide walk in bay window. Finally there is the modern fitted family shower room having a white three piece suite incorporating a corner shower cubicle with an electric shower over, complementary tiled walls, a built in airing cupboard housing the gas central heating boiler and hot water cylinder, plus a rear facing window.

Outside - To the rear a concrete patio area has a brick built outhouse and leads to the enclosed westerly facing garden that is laid to lawn with well stocked borders, in need of some landscaping and maintenance to make it your own, with space for a shed.

To the front is a garden laid to lawn that is enclosed to three sides. To the roadside, there is a further lawn with established hedges and wrought iron double gates leading to the driveway and turning point which provides ample parking. There is limited access to the side of the property leading to the detached garage.

Please note: The property is on two land registry Titles.

what3words: hasten.bucket.whiplash

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

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/>

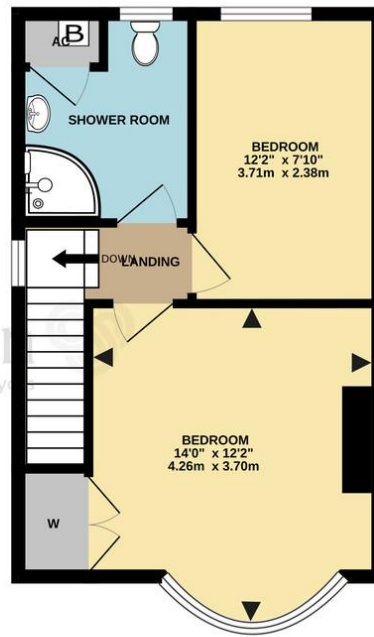
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/16092024

GROUND FLOOR

1ST FLOOR







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.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form 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 sales 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, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent