

Bentley Road  
Uttoxeter, ST14 7NQ



Well maintained traditional mid terrace home in need of cosmetic updating, with parking and garage, situated on the popular road.

£195,000



John German

For sale with no upwards chain involved, viewing and consideration of this well maintained terraced property is highly recommended to appreciate its room dimensions and potential to make the home your own, plus its lovely rear garden. Cared for and loved by one owner from new, the property benefits from off road parking and a single detached garage situated only a short walk away on Lightfoot Road. An ideal home for a first time buyer looking for a small project, home move or buy to let investment.

Situated on the popular road, in close proximity to local amenities including Tynsell Parkes first school and convenience shops, the town centre with its wide range of facilities are also within easy reach.

**Accommodation:** A canopy porch with a uPVC part obscured double glazed entrance door opens to the welcoming hall, where stairs rise to the first floor and doors lead to the ground floor accommodation.

To the front is the generously sized lounge, having a focal coal effect gas fire with a feature surround and a wide window providing ample natural light. Obscure glazed double doors lead to the dining room, having a window overlooking the pleasant rear garden and providing potential to be opened up into the lounge or the adjacent kitchen, depending on your wish (subject to obtaining the necessary consents/building regulations).

The kitchen is also positioned to the rear of the home, having a range of base and eye level units with worktops and a stainless steel single drainer sink unit set below the window and overlooking the garden. Space for an electric cooker, plumbing for a washing machine and space for a fridge freezer. Additionally, there is a useful understairs cupboard/pantry. A uPVC part obscured double glazed door giving direct access to the patio and garden and a further door returning to the hall.

To the first floor, the landing has a built-in airing cupboard and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the bathroom, which has a white suite with tiled splashbacks and the separate WC.

Outside, to the rear a paved patio provides a pleasant seating and entertaining area leading to the enclosed garden laid to lawn with borders and space for a shed, plus gated access to the rear.

To the front is an enclosed garden also laid to lawn with borders. Depending on obtaining the necessary planning permissions to drop the kerb, there may be potential for off road parking.

The off road parking and detached garage, which has an up and over door, is situated only a short walk away on Lightfoot Road.

**What3Words:** resolves.victor.starlight

**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 and garage

**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 A

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

**Our Ref:** JGA01102024

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



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