

New Street  
Uttoxeter, ST14 7QS

John German





# New Street

Uttoxeter, ST14 7QS

£139,950

**Attractive traditional bay fronted forecourted mid terrace in need of cosmetic updating situated in the town centre within a 'stones throw' of its wide range of amenities.**

For sale with no upward chain involved and making an ideal first time buy, downsize or buy to let investment, viewing is highly recommended to appreciate its room dimensions, potential and extremely convenient position on the very edge of the town centre within easy walking distance of its wide range of amenities.

**Accommodation** - A traditional storm porch with a uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor and doors lead to the ground floor accommodation.

To the front is the lounge having a wide walk in bay window providing natural light and a further coal effect gas fire having a brick surround and display plinths.

The spacious dining kitchen extends to the full width of the home having a range of units with fitted work surfaces and an inset sink unit set below one of the two rear facing windows, a fitted gas hob and built in electric oven, plumbing for a washing machine and additional appliance space. The tiled floor runs into the rear hall which has fitted shelving to one side and a uPVC part obscure double glazed door to the outside plus a door to the downstairs WC which has a side facing window.

To the first floor the landing has access to the loft and doors leading to the two good sized bedrooms, the front facing master extends to the full width of the home with two windows and a built in wardrobe in the chimney breast recess. The rear bedroom has the benefit of a deep wardrobe and cupboard extending to one side. Finally there is the bathroom which has a white suite with tiled splash backs, fitted airing cupboard and a wall mounted gas central heated boiler.

**Outside** - To the rear a paved patio provides access to the useful brick built outhouse leading to the shared access that runs across the terrace. Opposite is a garden laid to lawn with well stocked borders, low level walls to the sides and timber fencing to the rear.

To the front is an enclosed forecourt.

**what3words:** clutches.remain.fancied

**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 in internal recording devices.

**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:** 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)



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### Agents' Notes

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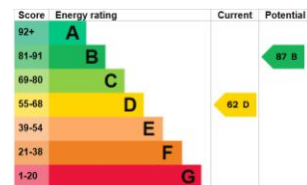
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