Hamilton Avenue Uttoxeter, ST14 7FE







Well presented end terrace 50% shared ownership home occupying a pleasant plot and position on this popular development, within close proximity to local amenities.

£90,000



An ideal opportunity to make your first step onto the property ladder or to downsize (depending on eligibility criteria), viewing of this lovely end terrace home is highly recommended to appreciate its condition and pleasant southerly facing rear garden.

Situated within close proximity of local amenities including convenience shops, open spaces and Tynsel Parkes first school, the town centre and its wide range of facilities are also easily reached.

Accommodation - A composite door opens to the entrance vestibule where stairs rise to the first floor and access leads to the ground floor accommodation.

The well proportioned lounge has dual aspect windows providing ample natural light and a focal fireplace with a marble effect insert and hearth.

To the rear, the fitted dining kitchen extends to the full width of the home and has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the pleasant garden. There is space for an electric cooker with an extractor over, plumbing for both a washing machine and dishwasher and space for a fridge freezer. A uPVC double glazed door provides further natural light and direct access to the patio and garden.

Completing the ground floor is the fitted downstairs WC having a white two piece suite.

To the first floor the landing has access to the loft and doors leading to the two good sized bedrooms, the front facing master extending to the full width of the home with two windows and a built in cupboard/wardrobe. Finally there is the fitted bathroom having a white three piece suite incorporating a panelled bath with an electric shower over and tiled splashbacks.

Outside - To the rear an extended paved patio provides a lovely seating and entertaining area leading to the southerly facing garden laid mainly to lawn with well stocked borders and a small gravelled orchard with fruit bearing trees. Enclosed to three sides by panelled fencing with space for a shed and gated access. To the front is allocated parking for two cars plus the use of additional shared visitor parking spaces.

what3words: parsnip.crockery.strongman

Please note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 99 year lease from 1/4/2006. We are advised by our vendor the rental payment for the remaining 50% share is approximately £264 per month, and a small service charge for the maintenance of the communal areas of approximately £30 per month.

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

Property construction: Standard

Parking: Allocated 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

Our Ref: JGA/08102024

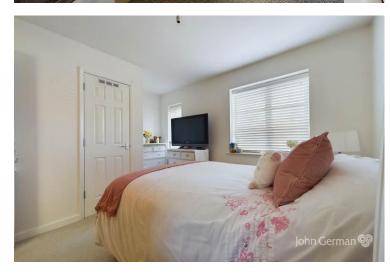
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.





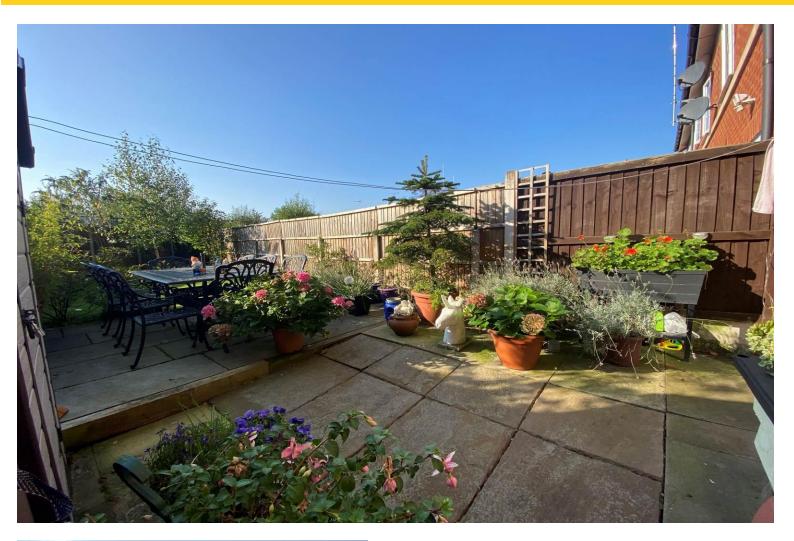








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Agents' Notes
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Money Limited.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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