

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

John German 

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.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

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 and Messrs. John German nor any person employed has any authority to 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.

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