

Burton Terrace

Uttoxeter, ST14 7AD



Attractive traditional forecourted terrace with beautifully presented and maintained accommodation, retaining a wealth of character and features with off road parking to the rear.

£189,995



John German 

Whether looking for your first home or to downsize, internal inspection and consideration of this delightful traditional terrace is absolutely essential to appreciate its condition, charm and its exact position in the quiet area, benefitting from a pleasant enclosed garden and parking to the rear.

Situated in a popular area on the edge of the town centre, within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi screen cinema.

Accommodation: A uPVC entrance door opens to the charming living room, having a deep walk-in bay window providing an abundance of natural light, picture rail and a focal open fireplace with a cast surround.

A lobby with a useful understairs cupboard leads to the separate dining room, having a focal chimney breast with a feature fireplace, a doorway leading to the stairs to the first floor, and a uPVC double glazed door opening to the rear patio and garden.

Completing the ground floor space is the fitted kitchen which has a range of base and eye level units with worksurfaces and an inset sink unit set below the window, fitted gas hob with an extractor hood over and electric oven under, plumbing for both and dishwasher and washing machine plus space for further appliances.

To the first floor the landing leads to two good sized bedrooms, both able to accommodate a double bed and also having feature cast fireplaces. The front facing master bedroom extends to the full width of the property, having a built in cupboard and fitted wardrobe in the chimney breast recess.

Finally there is the fitted bathroom which has a modern white three piece suite incorporating a panelled shower bath with a mixer shower and glazed screen above and tiled splashbacks. Fitted airing cupboard housing the combination gas central heating boiler and a rear facing window.

Outside, to the front there is a gravelled forecourt enclosed to two sides with a path leading to the front door. To the rear, timber decking provides a pleasant seating and entertaining area leading to the garden laid to lawn which has a well stocked border, space for a shed and is enclosed to three sides. A gate leads to the tarmac driveway which provides parking, approached via Gas Street.

What3Words: pebbles.newsstand.horizons

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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

Our Ref: JGA18022025

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.

 <p style="text-align: center;">Ground Floor</p>	<p style="text-align: right;">John German </p> <p style="text-align: right;">Approximate total area⁽¹⁾ 788.56 ft² 73.26 m²</p>
 <p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p style="text-align: right;">GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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