

# Abbey Road

Rocester, Uttoxeter, ST14 5LQ



Substantial traditional mid terrace home situated in the heart of this popular village with no upward chain involved.

£135,000



John German 

Situated in the heart of this popular village within walking distance to its range of amenities including convenience shops, public houses, schools including the JCB Academy, doctors surgery, fish and chip shop, florists, garage and the football club. Walks through surrounding countryside are also closely including the lakes at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

To the rear 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 overlooking the garden, a fitted electric hob with an extractor over and electric oven under, space for further appliances plus a useful under stairs cupboard. The utility room has a fitted worktop with plumbing for a washing machine, space for a tumble dryer and a uPVC part double glazed door to the garden.

Outside - To the rear a paved patio leads to a garden laid to lawn with a further seating area at the top of the garden, borders and a gate to the shared pedestrian access.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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## 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 any 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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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