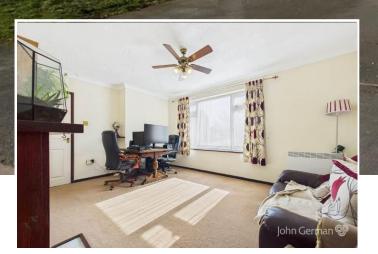
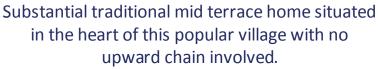
## Abbey Road Rocester, Uttoxeter, ST14 5LQ



123





£135,000





An ideal first time buy or home move, viewing of this well proportioned traditional home is strongly recommended to appreciate its room dimensions and layout plus its scope for personalisation.

Situated in the heart of this popular village within walking distance to its range of a menities 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 closeby 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.

Accommodation - A uPVC part obscure double glazed door and side panel open to the hallway where stairs rise to the first floor and doors lead to the ground floor accommodation. To the front of the home is the good sized living room which has a focal living flame effect fire and surround, plus a wide window providing natural light.

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 understairs 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.

To the first floor the landing has a loft hatch and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed with the room to the rear having built in wardrobes. Completing the accommodation is the panelled family bathroom having a white three piece suite, a built in airing cupboard housing the hot water cylinder and a rear facing window.

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.

To the front is a tarmac double width driveway providing off road parking.

what3words: greeting.threading.reap

**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: Unconventional

Parking: Driveway Electricity supply:

Water supply:

Sewerage:

Heating: Electric radiators

(Purchasers are advised to satisfy themselves as to their suitability). Broadband type:

See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u>

Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/24032025

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.

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.









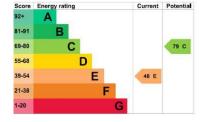


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our siles details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 routindly 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.

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



## rightmove **RICS**

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