

Abbey Road

Rocester, Uttoxeter, ST14 5LQ



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

£125,000



John German 

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 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 closeby including the lakes at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashboume 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 work surfaces 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.

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: <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/24032025

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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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