

Atkins Way

Rocester, Uttoxeter, ST14 5LW



Well maintained traditional staggered terraced home providing generously sized accommodation that's suitable for a variety of buyers, situated in the popular village.

£162,500



John German

For sale with no upward chain involved, viewing of this substantial terraced property is highly advised to appreciate the scope to personalise and make the house your home. Consideration is advised whether looking to make your first step onto the property ladder or moving up or down the market.

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

A uPVC part obscured double glazed door opens 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 comfortably sized lounge having a focal living flame effect electric fire and surround, plus a wide window providing ample light.

The fitted dining kitchen is to the rear, having a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted electric hob and built in electric double oven, plumbing for a washing machine and additional appliance space, plus a useful understairs cupboard.

Completing the ground floor space is the fully tiled utility which has a uPVC part double glazed door opening to the uPVC double glazed constructed conservatory providing additional reception space, housing the oil fired central heating boiler with a tiled floor and a door opening 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.

Finally, there is the fitted family shower room incorporating a double shower cubicle with an electric shower over, plus a built in airing cupboard.

Outside to the rear, there is an enclosed low maintenance paved garden which enjoys a degree of privacy with a shed and a gate leading to the shared access to the side of the terrace. To the front is a garden laid to lawn with borders containing a range of shrubs and plants. There is potential to change some of the front garden into off road parking, subject to obtaining the necessary planning permission.

What3words: indicated.paddlers.froze

Agents note: There is no mains gas.

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:** None

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (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/>

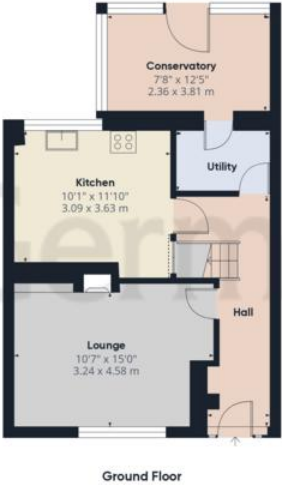
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24032025

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Ground Floor



Floor 1

John German

Approximate total area[®]

935.7 ft²

86.93 m²

Reduced headroom

0.44 ft²

0.04 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent