

Hamilton Avenue

Uttoxeter, ST14 7FE



Modern end town house for sale with no upward chain and providing an affordable way to get on the property ladder. Set in a tucked away cul-de-sac position with a fully enclosed garden and two side by side parking spaces. Well maintained throughout including a refitted kitchen.

£90,000

50% Shared Ownership



John German

Situated within close proximity of local amenities including a convenience shop and first school, the town centre and its wide range of amenities is also easily reached.

A composite door opens to the entrance lobby where stairs rise to the first floor and access leads to the ground floor accommodation.

The well proportioned living room has a front facing window and a feature fireplace with a sleek modern surround and a living flame effect electric fire.

Accessed off the living room is a utility cupboard housing a washing machine and tumble dryer, this used to be a ground floor WC and the plumbing is still available if anyone wanted to reinstate it.

Moving through to the rear of the property, the refitted dining kitchen extends across the full width of the home with a range of base and eye level units with work surfaces, an inset sink unit set below the window overlooking the garden, concealed boiler, built-in electric oven, four ring gas hob with extractor hood over plus an integrated fridge and freezer.

To the first floor, the landing has access to the loft and doors leading to the two good sized bedrooms. The front facing master extends to the width of the home with two windows overlooking the front elevation and a built-in over stairs storage cupboard.

Completing the accommodation is the bathroom which is fitted with a full three piece suite in white comprising low flush WC, pedestal wash basin and a panelled bath with shower over, tiling to splashback areas and window to the rear.

Outside to the rear, there is a good sized garden which is mainly laid to lawn with private gated access to the side and a timber garden shed. In front of the property are two side by side allocated parking spaces.

To view this property, please contact John German Utttoxeter office.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

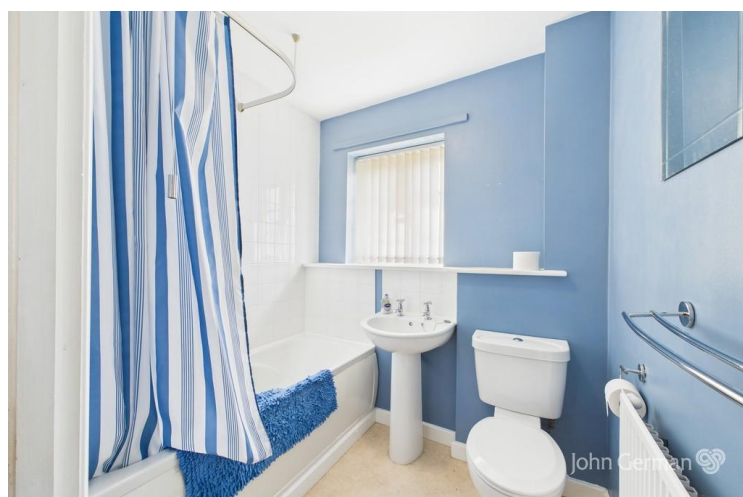
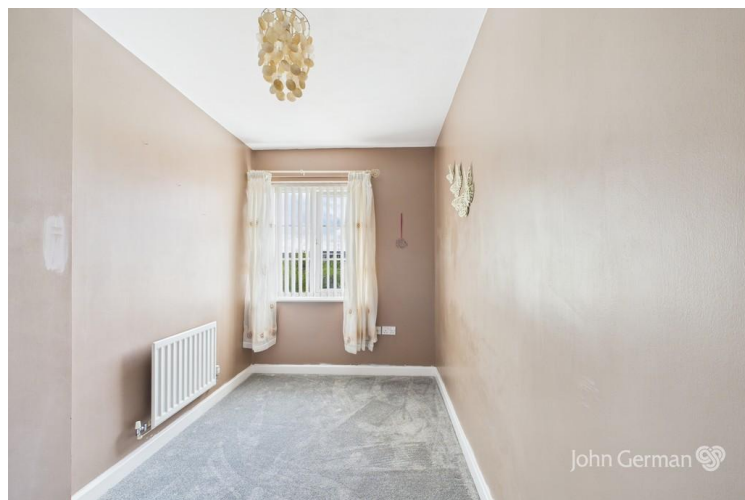
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
99 year lease commenced in 2006.
We are advised by the vendor that the service charge is approx. £354.84 per annum and rent of approx. £262.70 per month payable to Trent & Dove Housing.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Brick
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(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/15042025

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AWAITING EPC MEDIA



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Agents' Notes

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