

Churnet Row

Rocester, Uttoxeter, ST14 5JT



Attractive traditional three storey terrace cottage retaining a wealth of character situated in the popular village within walking distance to its range of amenities.

£179,000



John German 

For sale with no upward chain involved, viewing and consideration of this character cottage is highly advised to appreciate the retained charm, room dimensions and the pleasant rear garden. An ideal first time buy or downsize, with parking available on the opposite side of the road for a small peppercorn rent (please see later agents notes).

Situated in the popular village within walking distance to a range of amenities including convenience shops, public houses, well regarded schools including the JCB Academy, doctors' surgery, fish and chip shop, florists, garage and the church. Several walks through the surrounding countryside are on the doorstep, plus the lakes in 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.

A part double glazed entrance door opens to the well-proportioned and welcoming living/dining room extending to the depth of the original cottage with a beamed ceiling and a focal fireplace with a cast grater and decorative tiled insert (gas point), and in the dining area, stairs rising to the first floor.

At the rear of the home is the fitted kitchen having a range of base and eye level units with worktops and an inset sink unit set below the window, fitted electric hob with an extractor hood over and oven under, plumbing for a washing machine, additional appliance space, and a part glazed stable style door to the outside.

To the first floor, the landing has stairs rising to the first floor and a rear facing window, plus doors leading to the front facing double bedroom which has a beamed ceiling and built in storage, plus the fitted bathroom which has a white suite incorporating a panelled bath with an electric shower over and tiled walls.

On the second floor you will find the spacious second double bedroom, having exposed beams and built in storage in the eaves, plus a further cupboard housing the wall mounted gas central heating boiler with natural light coming from the front facing window and rear facing skylight.

Outside to the rear, there is a paved patio and a useful brick-built outhouse which has power and light. Shared access along the rear of the terrace leads to the front. A further shared path leads to the good-sized enclosed garden, in need of some TLC but enclosed to three sides and enjoying a degree of privacy with paved seating.

Please note, we are advised by the current owners that there is a long-standing agreement with JCB for a parking space in the company carpark, situated opposite the property with a small annual peppercorn rent payable.

What3words: arrival.depth.amaze **Our Ref:** JGA/22042025

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: Standard

Parking: Parking available opposite (small peppercorn rent)

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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

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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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Agents' Notes

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