

Fairfield Road

Uttoxeter, ST14 7JY



Traditional semi detached home in need of a comprehensive improvement programme, situated on the popular road on the edge of the town centre backing onto allotments.

£225,000



John German

For sale with no upward chain involved, viewing and consideration of this interesting traditional home is recommended to appreciate its potential to remodel and personalise, plus its exact position.

Situated on the popular road within easy walking distance of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multiscreen cinema.

To the side of the property, a uPVC part obscure double-glazed door opens to the hallway where stairs rise to the first floor, having an understairs cupboard, and a door leads to the ground floor accommodation.

The front facing lounge has a focal chimney breast and a coal effect gas fire with a tiled surround, plus two windows providing ample natural light.

The kitchen has a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and doors to two walk-in pantries; one having a side facing window, the other having a rear facing window and the wall mounted gas central heating boiler.

To the rear is the useful garden room which provides additional living space, suitable for either dining or relaxing, overlooking the garden with uPVC double glazed French doors providing direct access outside.

Completing the ground floor space is the shower room which has a white suite incorporating a double shower cubicle with a mixer shower over.

To the first floor, the landing has a front facing window and doors to the three good size bedrooms; two of which have feature cast fireplace surrounds with ceramic tiled hearths and two of the rooms overlook the allotments to the rear.

Outside, to the rear there is an enclosed garden which backs onto the allotments, having a paved patio and garden laid to lawn, space for sheds and a greenhouse and gated access to the front. To the front is a small lawn and a paved driveway providing off road parking.

What3words: ///facing.dearest.bookshop
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: Drive
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
Our Ref: JGA/06052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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