

West View

Rocester, Uttoxeter, ST14 5JY



Attractive traditional forecourted terrace in need of a comprehensive improvement programme with garage and garden to rear, occupying a delightful position in the popular village,

£125,000



John German

For sale with no upward chain involved and offering a huge amount of potential to modernise and personalise, viewing is recommended to appreciate its delightful village position overlooking a paddock and St. Michaels Church to the front. Benefitting from a detached garage and storage to the rear, plus a good size garden.

Situated in the popular village within walking distance to its wide range of amenities including convenience shops, schools including the JCB Academy, public houses, doctors' surgery, florists, hairdressers, fish and chip shop, church and the football club. Several walks through the surrounding countryside are also on the doorstep, plus the lakes at the 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.

A timber entrance door opens to the lounge which has a front facing window and focal chimney breast with a feature fireplace. An inner lobby has stairs rising to the first floor and a door to the separate dining room, having expanded available space meaning there is room for soft seating, also having a focal chimney breast with fireplace and a rear facing window.

The kitchen has a range of units with worktops, stainless steel sink unit, a fitted electric hob with an extractor over, electric oven under, plumbing for washing machine and additional appliance space, plus a wall mounted oil-fired central heating boiler and a part glazed door to the outside.

To the first floor, the landing has doors opening to the two good size bedrooms, both able to easily accommodate a double bed with the front facing room enjoying a lovely outlook over a paddock and St. Michaels Church. The rear facing bedroom has a built-in wardrobe and a door to the bathroom, currently housing a four piece suite incorporating both a panelled bath and separate shower cubicle.

Outside, to the rear, a paved enclosed yard has a brick-built store and gated access. Other properties in the terrace have extended the ground floor accommodation into this space (subject to obtaining the necessary consents). On the opposite side of the shared vehicular access, there is a detached garage and sheds, plus a good-sized garden providing a blank canvas to landscape as you wish. To the front is a low maintenance paved forecourt.

What3words: [:///school.unloads.bucks](#)
Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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 & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating system
(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/02062025

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Ground Floor



Floor 1

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Approximate total area^m
712 ft²
66.1 m²

Reduced headroom
3 ft²
0.3 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 are based on RICS IPMS 3C standard.

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Agents' Notes

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