

# Marlborough Way

Uttoxeter, ST14 7HL



Well Presented Modern style End Terrace home with No Upwards Chain Involved, situated in a popular area with easy reach of local amenities.

£159,995



John German

An ideal First Home, Downsize or Buy-to-Let Investment, viewing of this lovely end terrace home is highly recommended to appreciate its room dimensions, condition and convenient position. Benefitting from off road parking to the front and a further designated space to the rear of the property.

Situated in a popular area within easy reach of local amenities including a convenience shop, open spaces and Tynsel Parkes First School. The town centre with its wide range of amenities is also within reach, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation:

A uPVC part obscure double glazed entrance door opens to the welcoming hallway, having fitted storage and the wall mounted combination central heating boiler, and doors to the ground floor accommodation.

Positioned to the front of the home is fitted kitchen, having a range of base and eye level units with worktops, an inset sink unit set below the window, a fitted electric hob with an extractor hood over and electric oven under, plumbing for a washing machine and space for a fridge/freezer.

At the rear is the well-proportioned lounge/dining room, having a focal fireplace with a living flame effect gas fire, and ample natural light provided by the full height picture window and door overlooking the westerly facing garden, also providing direct access to the patio, and stairs to the first floor.

To the first floor there is access to the loft via a fitted pull-down ladder, and doors leading to the two good sized bedrooms, with the spacious rear facing master has a built double wardrobe. Completing the accommodation is the fitted bathroom, having white modern suite with contrasting tiled splashbacks, incorporating a panelled bath with mixer & shower attachment and glazed screen above.

Outside:

To the rear the low maintenance enclosed westerly facing garden has a paved patio providing a pleasant seating and entertaining area, leading slate shale bed, plus space for a shed and gated access to the rear communal green space. To the front there is a block paved driveway providing off road parking. The property benefits from an additional allocated parking space found in the Shadsred car park situated at the top of Parva Court.

What3Words: intrigues.character.tonic

**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:** Driveway & further allocated space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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

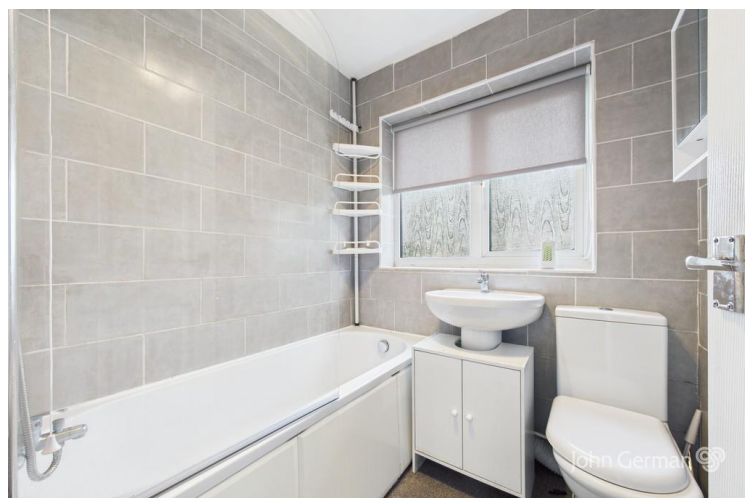
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16092025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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