

# Balance Hill

Uttoxeter, ST14 8BS



Attractive traditional end terrace home with well presented and maintained accommodation, occupying a delightful enclosed plot on popular road within walking distance to the town centre and its wide range of amenities.

£185,000

John German

For sale with no upwards chain involved, viewing and consideration of this delightful traditional home is essential to appreciate its room dimensions and layout (including an entrance hall and downstairs WC), its condition, and the lovely westerly facing enclosed garden. An ideal first step onto the property ladder, downsize or buy-to-let investment.

Situated on the popular road on the edge of the town centre, within walking easy walking distance to its wide range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, school, doctor surgeries, train station, modern leisure centre and the multi-screen cinema.

A uPVC part obscure double glazed entrance door opens to the hall, which has space for your coats and shoes plus fitted storage, a useful understairs cupboard, and a part glazed door to the ground floor accommodation. The generously sized lounge has a focal chimney breast with a feature fire and marble hearth, and a front facing window enjoying a pleasant outlook.

The inner hall has stairs rising to the first floor and a door to the fitted kitchen, with space for a dining suite, and a range of base and eye level units with worktops, an inset sink unit set below the side facing window, a fitted gas range stove with a stainless steel splashback and matching extractor hood over, plumbing for both a dishwasher and washing machine, plus space for a fridge/freezer. Additional light comes from the uPVC part obscure double glazed door, providing access to the patio and garden.

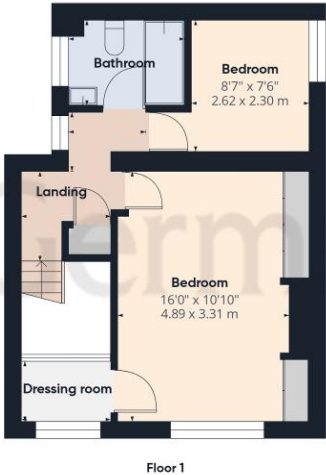
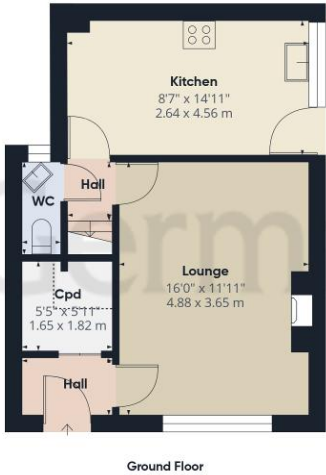
Completing the ground floor space is the fitted downstairs WC, having a white modern two-piece suite, with a rear facing window.

To the first floor, the landing has a window providing natural light, access to the loft, and a built-in airing cupboard. Doors lead to the two good sized bedrooms, the especially spacious front facing master enjoys a pleasant outlook, and built-in wardrobes either side of the chimney breast, and also a door to an adaptable front facing dressing room/study area. Finally, there is the fitted bathroom which has a white modern three-piece suite incorporating a panelled shower bath with an electric shower and glazed screen above, complimentary splashbacks and a side facing window.

Outside, to the front of the home is a delightful westerly facing enclosed garden which is mainly laid to lawn, with a paved patio and blue slate shale borders, space for a shed, and a pleasant outlook. To the side of the property is an additional raised patio with edging, providing a lovely seating and entertaining area. A gate to the rear of the property leads to a shared passage to the front elevation.

**What3words:** [///personal.celebrate.squaring](#)  
**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:** On road  
**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](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/01102025

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Approximate total area<sup>m</sup>  
776 ft<sup>2</sup>  
72.1 m<sup>2</sup>  
Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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The Property  
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