





Extremely attractive traditional cottage with comprehensively renovated and refurbished accommodation, providing a 'new home in an old shell', occupying a delightful plot and position in the town centre.

NO UPWARD CHAIN

£270,000



For sale with no upward chain involved, viewing and consideration of this lovely home is strongly recommended to appreciate the comprehensive amount of work done by the current owner including amongst many other things some impressive uPVC double glazed sash windows to the front and side elevations plus the off road parking. The property is suitable for a variety of buyers whether looking to move up or down the property ladder. or an Air BnB.

Located on a no-through road in the town centre within easy walking distance to its wide range of amenities including several supermarkets and independentshops, public houses and restaurants, coffee houses and bars, train station, schools, the modern leisure centre and the multi-screen cinema. It is also within dose proximity to Alton Towers and Peak District National Park.

Accommodation - A mosaic tiled shallow step and a uPVC part obscure double glazed entrance door opens to the extremely impressive living/dining room which has feature uPVC double glazed sash windows to two sides providing an abundance of natural light, a quality laminate floor and a lovely wooden staircase with glass balustrades leading to the first floor.

Behind is the refitted kitchen that has a range of base and eye level units with inset sink unit, an integrated dishwasher together with space for a fridge freezer. There are brightly coloured heat proof aluminium upstands and splash back behind the induction hob with attractive extractor above and built under double oven. A uPVC part obscure double glazed door opens to the side elevation and a sliding door opens to the useful laundry/WC which has plumbing for a washing machine and a dose coupled WC, and the newly installed wall mounted combination gas central heating boiler.

To the first floor the landing has oak doors leading to the three newly carpeted bedrooms bedrooms with wall TV sockets installed with the two front facing bedrooms having lovely sash and case windows.

The magnificent refitted family bathroom which has a modern white four piece suite incorporating a two drawer vanity unit, both a standalone bath with a mixer tap and shower attachment over and a separate double shower qubide.

Outside - To the front of the cottage is a good sized south facing garden which is laid to lawn with shrub borders and timber fencing to three sides, plus a brick built shed (in need of repair). There are external power points and a cold water tap.

A gravelled drive with brickedging provides off road parking.

**Note**: The property has suffered historic structural movement. It has since been professionally underpinned and a certificate will be a vailable.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

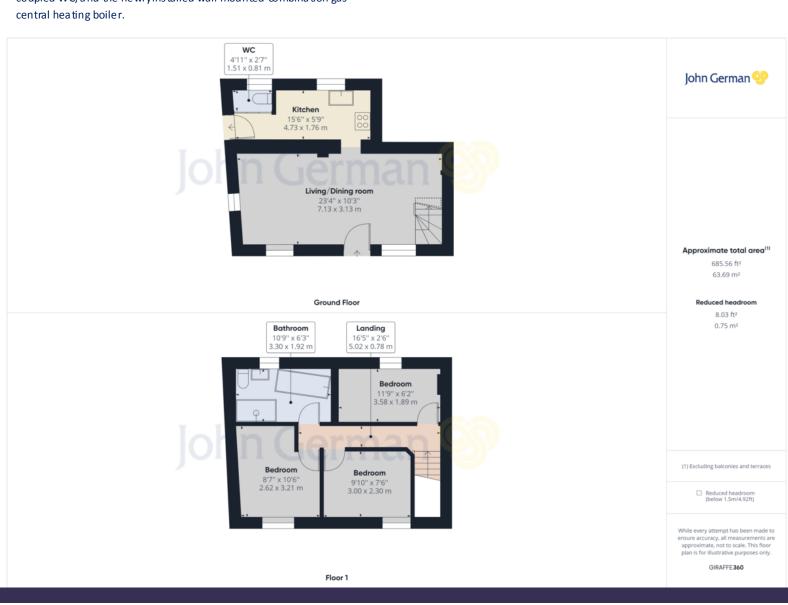
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk

www.gov.uk/govemment/organisations/environment-agency

Our Ref: JGA/13022023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B













## John German 🧐





Agents' Notes
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Money Limited.

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

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



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John German 9a Market Place, Uttoxeter, Staffordshire, ST148HY 01889 567444 uttoxeter@johngerman.co.uk



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