



John Street
Uttoxeter



**John Street
Uttoxeter
Staffordshire
ST14 7QT**



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A two bedroom traditional terraced property that is conveniently located close to the centre of Uttoxeter, with the added benefit of a front and rear porch being UPVC double glazed and gas central heating.

The property briefly comprises front porch, living room, kitchen, utility/W.C, rear porch, two bedrooms, bathroom and courtyard with rear alleyway at the back.

Guide Price:

£140,000



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Directions:

From the top end of the High Street at the junction with Smithfield Road proceed left towards Stone Road and then take the first left after the mini roundabout onto James street, turning right onto John Street, the property is situated on your left hand side.

Location:

John Street is located on the edge of Uttoxeter town centre. The property is within walking distance to the high street providing easy access to local amenities and facilities.

Front Porch:

1.19m x 1.19m 3'10" x 3'10"

The front porch has UPVC window and front door.

Living Room:

3.53m x 4.27m 11'6" x 14'0"

with UPVC double glazing to the front elevation, central heating radiator leading to

Kitchen:

3.53m x 2.25m 11'6" x 7'4"

With wall and base units, stainless steel mixer tap sink, cooker point, downstairs cupboard, central heating radiator.

Rear Porch:

1.96m x 1.57m 6'5" x 5'1"

UPVC windows and ample storage space leading to the rear courtyard.

W.C/ Utility:

2.0 m x 1.4 m 6'6" x 4'7"

W.C, basin and plumbing point for washing machine.

Master Bedroom:

3.56m x 2.65m 11'8" x 8'8"

Double bedroom with UPVC double glazing to the front elevation, central heating radiator.

Bedroom Two:

3.57m x 2.27m 11'8" x 7'5"

With UPVC double glazing to the rear elevation, central heating radiator and built in cupboard.

Bathroom:

1.47m x 2.40m 4'9" x 7'10"

W.C, basin, shower over bath, central heating radiator.

Courtyard:

Enclosed paved courtyard with gate leading onto the pathway at the back.

Services:

All mains are believed to be connected to the property.

Council Tax Band:

The property within council tax band 'A'.

EPC: D**Local Authority:**

East Staffordshire Borough Council
01283 508 000

Viewings:

Please contact 01335 342201 to arrange a viewing.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Agents Notes

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