

Bradley Street

Uttoxeter, ST14 7QA



Traditional mid terrace home providing well-presented and deceptively spacious accommodation, situated in the town centre within a 'stones throw' of its wide range of amenities. For sale with no upwards chain involved.

£129,995

John German

An ideal first time buy, downsize or a lock & leave bolthole, viewing of this well-maintained traditional home is strongly recommended to appreciate its room dimensions and excellent layout, condition providing the opportunity to move straight in and then make it your own, and its extremely convenient position if you're looking to have facilities on the doorstep.

Accommodation - A secure shared passage leads to the uPVC part double-glazed entrance door, opening to the hallway which has a tiled floor and stairs rising to the first floor with storage space beneath.

To the front and extending to the full width of the home is the generously sized lounge, having a focal chimney breast with a brick fireplace surround. The spacious dining kitchen has a feature slate effect tiled floor and dual aspect windows, with a range of base and eye level units and fitted worktops plus an inset sink unit set below the rear facing window, a fitted electric hob with an extractor over and a double oven under, plumbing for a washing machine and space for further appliances. A door leads to the useful pantry/store which has the same feature flooring and the wall mounted central heating boiler, plus a side facing window.

To the first floor the landing has two side facing windows providing natural light, and doors leading to the two good sized bedrooms, with the front facing master extending to the width of the property providing ample space for a double bed and furniture. Completing the accommodation is the well-equipped and fully tiled bathroom which has white four-piece suite incorporating both a panelled bath and a separate corner shower cubicle with a mixer shower over.

Outside - To the rear there is an enclosed paved courtyard garden providing a peaceful place to seat and relax.

W3W: dorm.glitz.crafts

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: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: Fibre - 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/24072026

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

69.5 m²
748 ft²

Reduced headroom

2.3 m²
25 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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RICS

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The Property
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Agents' Notes

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