

Manor Road

Uttoxeter, ST14 7JL



Well maintained traditional semi-detached home providing generously sized accommodation including a garden room extension. Occupying a good-sized plot with a westerly facing rear garden on a popular road within easy walking distance to the town centre.

£225,000



John German

Outside - To the rear the westerly facing garden is enclosed to three sides by a mixture of timber fencing and hedges. A paved patio provides a pleasant seating area enjoying a good degree of privacy, with a fishpond and pergola over, leading to lawn having well stocked beds and borders, plus a raised vegetable bed and timber sheds at the bottom.

The front garden has borders, a pedestrian path to the front door, and a tarmac driveway with brickedging providing off road parking.

W3W: sa.fely.pokes.moment
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
Electricity supply: Mains
Sewerage: Mains
Parking: Driveway
Water supply: Mains
Heating: Mains gas
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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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