

Marlborough Way

Uttoxeter, ST14 7HL



Ideal FIRST TIME / INVESTMENT BUY,
immaculately presented throughout with central
heating and uPVC double glazing. Great location
with off road parking to the front and rear and a
beautifully landscaped low maintenance rear
garden.

£165,000

John German

Situated in a popular area within walking distance to amenities including a convenience shop and first school. Easy access into the centre of the market town of Uttoxeter which has a good range of local amenities including good schools, sports and leisure facilities, cinema, bowling alley and ice rink, several supermarkets, independent shops, bars and restaurants. The A50 with its M1 and M6 connections is in close proximity and Stoke, Stafford and Derby are within commuting distance, Uttoxeter also benefits from a local railway station.

Entrance to the property is via a uPVC double glazed entrance door which opens into a spacious entrance hall with hanging space for coats and doors leading off to the ground floor living spaces.

The modern kitchen is fitted with a matching range of base and eye level units complemented by lovely beech worktops with an inset stainless steel sink unit with mixer tap, built in electric oven with hob and cooker hood over; spaces have been left for a washing machine and free standing fridge freezer, double glazed window to the front elevation.

To the rear of the house is the living room having a double glazed window incorporating patio doors leading out to the rear garden, feature fireplace with an inset living flame electric fire, wooden surround and a brick chimney breast.

Stairs lead to the first floor landing with loft access and doors leading off to the bedrooms and bathroom. The master bedroom has lovely views over the garden and greenspace beyond, there is a built-in over stairs storage cupboard housing the gas central heating boiler plus a further storage cupboard.

Bedroom two overlooks the front elevation and is used currently has a home office.

The bathroom is fitted with a smart three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low flush WC, complementary tiling; double glazed window to the front elevation.

Outside to the front of the house is a gravelled parking area whilst to the rear is a charming fully enclosed and low maintenance rear garden with a lovely open outlook, decked and gravelled areas, specimen fruit trees and gated access onto the green to the rear.

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: Traditional

Parking: Off road

Electricity supply:

Water supply:

Sewerage:

Heating:
(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

Our Ref: JGA/18082026

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Agents' Notes

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