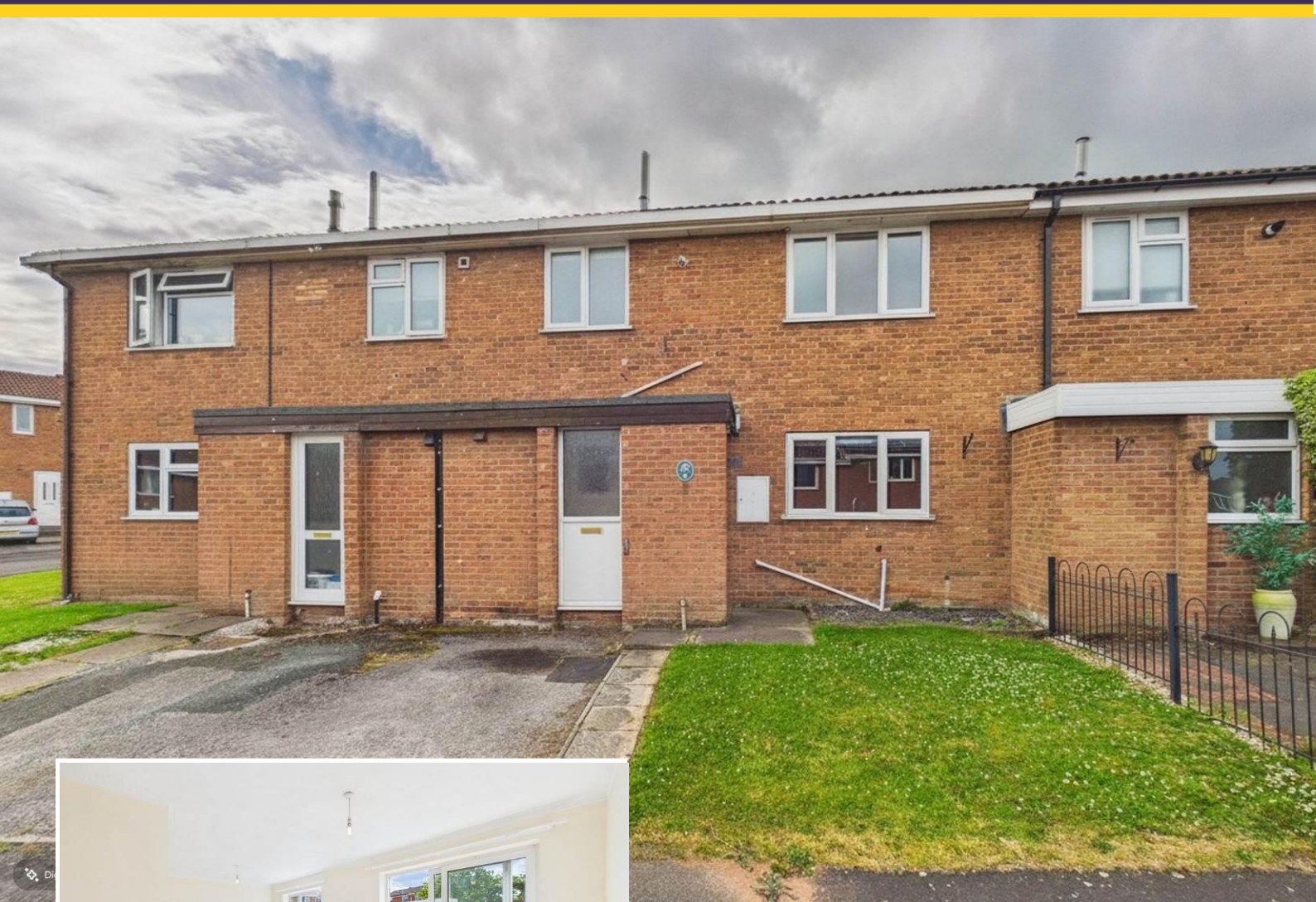


Hill Close

Uttoxeter, ST14 7JA



Substantial traditional style mid terrace home with an enclosed southerly facing rear garden and off-road parking to the front, situated on a quiet cul-de-sac within easy reach of local amenities.



£199,995

John German 

For sale with no upwards chain involved, viewing of this well-proportioned home which has been freshly decorated is strongly recommended, whether you're searching for your first home, moving either up or down the property ladder, or for a buy-to-let investment. Providing a blank canvas to move straight in and then personalise to make it your own, the property has valid gas and electrical safety check certificates, plus the benefit of a southerly facing rear garden and off-road parking.

Situated on a quiet cul-de-sac in a popular area of Uttoxeter, within easy reach of local amenities including convenience shops, Tynsell Parkes first schools and green spaces. The nearby town centre offers a wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A uPVC part obscure double glazed entrance door opens to the enclosed porch providing a useful storage area, with a part glazed door leading to the hallway which has stairs rising to the first floor with a storage recess below, and doors to the spacious ground floor accommodation.

To the rear of the home, the generously sized lounge/dining room extends to the full width of the property and has a focal living flame effect electric fire and feature surround in the living area, and wide uPVC double glazed patio doors providing access to the southerly facing patio and garden, and additional natural light coming from the window in the dining area (the patio doors are due for replacement within the next 3 -5 weeks).

The fitted kitchen is positioned at the front of the property and provides space for a small table and chairs if needed, having a range of base and eye level units with fitted worktops and an inset sink unit set below the window, a fitted electric hob with an extractor hood over and an oven under, plumbing for a washing machine and space for a fridge/freezer.

Completing the ground floor space is the well-equipped shower room, having a white suite with complementary tiling incorporating a corner cubicle with a mixer shower over.

Upstairs, the landing has a built-in cupboard housing the gas combination central heating boiler, and access to the loft. There are three well-proportioned bedrooms, two of which can easily accommodate a double bed with the advantage of built-in wardrobes. Finally, there is the fully tiled family bathroom which has a three-piece suite and a front facing window.

Outside, to the rear, the southerly facing enclosed garden has a wide patio providing a lovely seating and entertaining area, with a step and picket fencing leading to the lawn where there is a useful shed and a gate to the access at the end of the terrace. To the front there is a garden also laid to lawn, and a tarmac drive providing off-road parking.

What3words: ///suits.tooth.match

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/01072026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



Ground Floor



Floor 1



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Approximate total area[®]

81.3 m²

873 ft²

Reduced headroom

1.8 m²

19 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		87 B
69-80	C	69 C	
55-68	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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