

Russell Close

Uttoxeter, Staffordshire, ST14 8HZ



Modern three bed semi-detached home situated in a popular cul-de-sac on the edge of the town centre, with a driveway providing off-road parking and detached single garage.

£189,995



John German

Whether looking for your first home, stepping up or down the property ladder, or for a Buy to Let investment, consideration of this semi-detached, three bedroomed home is strongly recommended.

Situated on a popular cul-de-sac on the edge of the town centre, a wide range of amenities are within easy reach, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, Doctors', multi-screen cinema and a modern leisure centre. The nearby A50 dual-carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation A traditional canopy porch with a part-obscured double-glazed entrance door leads to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well-proportioned lounge has a living flame-effect fire and surround, plus a front-facing window. A door leads to the dining room where French doors open to the rear garden, as well as having a useful under-stairs cupboard and a door to the guest WC.

Completing the ground floor space is the fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit to the rear, plus a fitted gas hob with extractor over electric oven under, and space for further appliances.

To the first floor, the landing has a built-in airing cupboard and doors leading to the three bedrooms, two of which can easily accommodate a double bed, with the master bedroom having built-in wardrobes and the benefit of an en-suite shower room which has a three-piece suite.

The fitted family bathroom is, again fitted with a white three-piece suite and complimentary tiled splashbacks.

Outside to the rear, a paved patio leads to the low maintenance, enclosed garden which has borders and gated access to the front.

To the front is a small garden with an established hedge. The driveway extends to the side of the property, providing parking for two vehicles and access to the detached, single garage which has an up and over door and personnel door to the rear garden.

Agents Notes: There is a communal charge of approximately £320 per annum for the maintenance of shared areas within the cul-de-sac.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

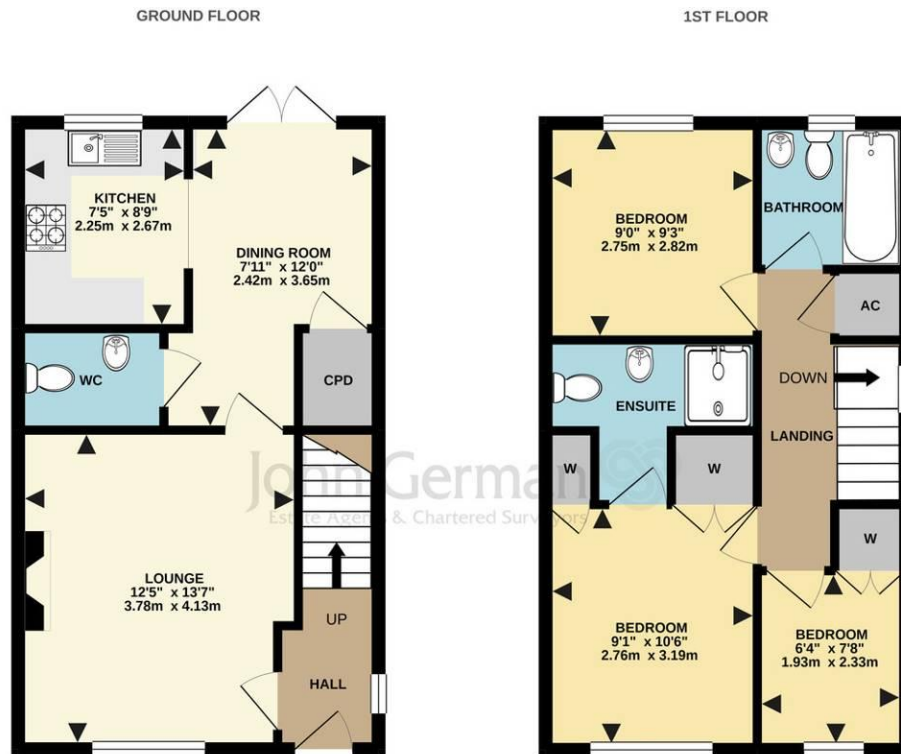
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environmental-agency

<http://www.eaststaffsb.gov.uk/planning>

Our Ref: JGA/01062021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-81	B		88 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.

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