

Ashleigh Drive

Uttoxeter, ST14 7RG



A well presented neutrally decorated three bedroom semi-detached property in a quiet residential area of Uttoxeter. A great family property benefiting from ample off road parking and enclosed garden to the rear.

£650 pcm exc



John German

This well presented modern three semi-bedroom house situated on a popular residential estate in the popular market town of Uttoxeter within easy links to the A50 for easy commuting to Stoke-on-Trent, Burton or Derby.

Uttoxeter is a popular market town which has a recently opened Waitrose supermarket within walking distance and the retail park supplies many options for shoppers with large supermarket chains, food outlets and the excellent Cinebowl for evening entertainment. Not to mention some lovely boutique shops, main line brands, coffee shops and real ale public houses running along the high street the town has plenty to offer.

The property briefly comprises of a good sized entrance hall with laminate floor, understairs storage and stairs leading up to the first floor. Doors leading off to the kitchen diner with front facing double glazed window and tiled flooring. A range of fitted wall and base units in a white gloss with a black granite effect roll edge work top. Appliances included in the let but will not be maintained during the tenancy is a gas free standing oven and a dishwasher. There is also space for two further appliances. There is also a canopy extractor over the oven.

The living room is a full length room with large patio doors leading out to the rear garden, wood laminate floor and a gas feature fire.

Stairs leading up to the first floor landing area with doors leading off.

Master bedroom is located to the rear and is a large double bedroom with double glazed window to the rear. lami nate floor.

Bedroom two is also a double with front facing double glazed window.

Bedroom three is a single room with front facing double glazed window.

Family bathroom with bath and mixer shower and electric shower over, wash basin and wc. Side facing obscure glazed window and heated towel rail. Vinyl floor.

Outside the property has a fully enclosed garden which is laid to lawn and a shed available to the tenant for use. Parking to the front could house several vehicles.

The property is available unfurnished and has mains connected drains, gas central heating and is double glazed throughout.

We think this is a lovely versatile property which would be a great long term rental for a family looking in the area. Viewing is highly recommended!

This property is Unfurnished

Council Tax Band: B

Ref: JGLET031118RJ

Floor Plan Clause

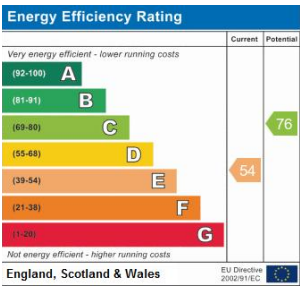
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of these services or appliances to the property have been tested.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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