

# Silver Street

Uttoxeter, ST14 7QE



Traditional Grade II Listed fronted semi-detached providing deceptively spacious accommodation with scope to personalise, situated within a 'stones throw' of the town centre amenities.

£139,950



John German

For Sale with no upwards chain involved, consideration of this unusual traditional home is highly recommended to appreciate its room dimensions and scope to personalise and make the property your own. Ideal whether to look for your first home, to downsize, or for a lock and leave bolthole.

Situated in the town centre within a short walk to its wide range of amenities including public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - To the rear of the property a hallway has stairs rising to the first floor, and a door to the ground floor accommodation.

The lounge has a focal chimney breast, a useful understairs cupboard and a bay window providing natural light. The good sized kitchen offers space for a dining suite, with a range of base and eye level units and worktops, inset sink unit, space for range stove with an extractor hood over, plumbing for a washing machine and additional appliance space, plus a feature tiled floor and a sash window to the front.

To the first floor the landing has a loft hatch and doors leading to the two well proportioned bedrooms, with the rear facing master having the benefit of an ensuite toilet which has a modern two-piece suite. Completing the accommodation is the fully tiled shower room, having a modern white suite incorporating a double cubicle with a mixer shower over.

Outside - To the rear there is a low maintenance garden which is predominantly block paved with borders, and an access shared with the adjoining property leading to the front.

W3W: doors.spurned.parading

**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:** None

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26012026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 RICS

 arla  
propertymark  
PROTECTED

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propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
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#### Agents' Notes

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