

# Burton Terrace

Uttoxeter, ST14 7AD



Well Maintained Traditional Forecourted Mid Terrace Home with Off-Road Parking to the Rear Located in a Quiet & Popular Area within Easy Reach of the Town Centre and Amenities, with No Upwards Chain Involved.

£185,000



John German 

Highly suitable whether searching for your First Home, to Downsize or for a Buy-to-Let investment, internal inspection of this delightful traditional home is strongly recommended. Recently decorated throughout and with some new carpets, the property provides a clean blank canvas to move in immediately and then make it your own home. Maintained to a good standard by the current owners with a modern Worcester gas combination central heating boiler and uPVC double glazed windows, the home retains a wealth of original character and charm, also having the huge advantage of off-road parking for two cars at the rear.

Situated on a quiet & popular no-through road on the edge of the town centre within walking distance to its range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and gyms, Your Padel Club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation:** A composite and part obscure double glazed entrance door opens to the lounge, having a focal chimney breast and fireplace with a tiled hearth providing potential for the installation of a log burner (subject to obtaining the necessary consents), a fitted chest in the recess and a wide walk-in bay window providing natural light.

A lobby area with a useful downstairs cupboard opens to the separate dining room, also having focal chimney breast with a feature slate surround with a tiled feature and hearth, a door leading to the stairs for the first floor and a rear facing window.

The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below the side facing window, a fitted gas hob with a stainless-steel extractor hood over and electric oven under, plumbing for a washing machine and space for a fridge/freezer, plus a uPVC part obscure double glazed door leading to the garden and parking.

To the first floor the landing has a hatch leading to tall loft which could provide potential to be converted into additional accommodation subject to obtaining the necessary planning permission. Doors lead to the two good sized bedrooms, with the front facing master extending to the full width of the home with a useful built-in

wardrobe and further fitted double wardrobe plus a pleasant far-reaching view. Completing the accommodation is the fitted bathroom which has a suite with complementary tiled splashbacks, incorporating a panelled bath with an electric shower & glazed screen above, and a built-in cupboard housing the Worcester combination gas central heating boiler.

**Outside:** To the front is a low maintenance gravelled forecourt with wrought-iron railings to the front boundary. To the rear the westerly facing enclosed garden has timber decking leading to the low maintenance paved and gravelled garden, plus an attached brick built outhouse which originally was the outside wc, providing potential to be re-instated.

Also to the rear is the gravelled driveway providing parking for two cars.

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**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA08062026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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