

High Street

Rocester, Uttoxeter, ST14 5JU



Attractive traditional terrace providing deceptively spacious accommodation, situated in the heart of the popular village within walking distance to its range of amenities.

£189,000

John German 

Suitable whether looking for your first home or either moving up or down the property ladder, viewing and consideration of this lovely unique traditional terrace is highly recommended to appreciate its layout, room dimensions, and scope to personalise to make it your own. Cared for by the current owner for over 40 years, providing a huge amount of potential.

Situated in the popular village within walking distance to its wide range of amenities including convenience shops, well regarded schools including the JCB Academy, public houses, doctors' surgery, hairdressers, florists, fish and chip shop, village hall, church and football club, countryside walks and the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 and A52 road networks.

The welcoming hallway has stairs rising to the floor and a useful under stairs cupboard, and access to the extended ground floor accommodation. Please note, the stair lift can be removed prior to completion if required.

The lounge has two front facing windows and a focal chimney breast with a feature fireplace and a log burner set on a hearth, plus fitted shelving on the recess. The fitted kitchen has a range of a base and eye level units with work surfaces, a stainless steel sink unit set below the rear facing window, space for an electric cooker, plumbing for a washing machine and space for a fridge/freezer, plus the wall mounted gas combination gas central heating boiler.

Completing the ground floor space is the dining room, having a rear facing window and a stable style door giving access to the garden.

To the first floor the landing has a rear facing window providing natural light and a loft hatch. Doors open to the three good sized bedrooms, two of which can accommodate a double bed, with the generously sized third bedroom having built-in wardrobes. Finally, there is the family bathroom, having three-piece suite with complimentary tiled walls, incorporating a panelled bath with an electric shower over, plus a rear facing window.

Outside, to the rear there is an enclosed low maintenance garden enjoying a degree of privacy, with shrub borders and a block base summerhouse/workshop. A gate leads to an enclosed passage shared with the neighbouring property, opening to the front.

What3words: ///replying.affair.unique

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: On road (use of parking at the village hall opposite)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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 B

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

Our Ref: JGA27102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

 <p style="text-align: center;">Ground Floor</p>	<p style="text-align: right;">John German </p> <p style="text-align: right;">Approximate total area[®] 863 ft² 80.2 m²</p>
 <p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;">GIRAFFE360</p>



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
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PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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