

Hamilton Avenue

Uttoxeter, ST14 7FE



Immaculately maintained and tastefully presented modern terrace home, situated in close proximity to local amenities. No upward chain.

£160,000



John German

An ideal first step onto the property ladder, downsize or buy to let investment, internal inspection of this excellent terraced home is essential to appreciate its turnkey condition and pleasant enclosed rear garden.

Situated in a popular area, within walking distance to local amenities including a convenience shop and first school, the town centre with its wide range of amenities is also within easy reach.

Accommodation: A composite door opens to the entrance vestibule where stairs rise to the first floor.

The well proportioned lounge has a quality laminated wooden floor and a front facing window, plus a door to the downstairs WC which has a white two piece suite.

To the rear of the home is the fitted dining kitchen, extending to the full width of the property, having a range of base and eye level units with work surfaces, and an inset sink unit set below the window overlooking the garden, space for a gas or electric cooker with an extractor over, plumbing for a washing machine, an additional appliance space and a wall mounted combination central heating boiler. Additional light comes from the uPVC double glazed door which provides direct access to the garden.

To the first floor the landing has a loft hatch and doors leading to the two good size bedrooms, the front facing master being easily able to accommodate a double bed, having two windows and a built-in cupboard with a radiator. Completing the accommodation is the fitted bathroom, having a white suite incorporating a panelled bath with an electric shower over and complementary tiled splashbacks.

Outside: To the rear a paved patio leads to the enclosed garden which is predominantly laid to lawn with a barked border, shed and a gate leading to the shared access to the front of the terrace. To the front is a slate shale bed and two designated parking spaces.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

What3Words: sushi.rollover.light

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: 2 designated spaces

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

Our Ref: JGA02062025

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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