

Park Street
Uttoxeter, ST14 7AG



Delightful traditional cottage with tastefully presented and improved accommodation, benefitting from off-road parking to the front, situated on the edge of the town centre within walking distance to its amenities.

£175,000



John German

Ideal if searching for your first home or to downsize, internal inspection of this absolutely lovely cottage is essential to appreciate its abundance of charm and the fabulous cosmetic improvements made by the current owner, combining the character with some modern twists. Benefitting from the huge advantage of a driveway to the front providing off-road parking, and a pleasant enclosed low maintenance rear garden.

Situated on the edge of the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A welcoming enclosed porch with a front facing window and a feature panelled wall provides a lovely introduction to home, with space for your coats and shoes.

The delightful living room has a focal chimney breast with a fitted cupboard in its recess, and a front facing window. Behind the fitted kitchen with has a range of base and eye level units and worktops, an inset ceramic sink unit set below the rear facing window, a fitted gas hob with an electric oven under, plumbing for a washing machine and space for a fridge, plus a useful understairs cupboard. Stairs rise to the first floor and a lobby recess provides access outside, and a door to the fitted bathroom which has a white suite with complimentary tiling incorporating a panelled bath with a mixer shower and glazed screen above.

Upstairs the landing has doors leading to the two good sized bedrooms, with the front facing master having a focal chimney breast. The bedroom to the rear has a built-in cupboard housing the combination central heating boiler.

Outside

To the rear there is an enclosed low maintenance block paved garden with a useful brick-built outhouse and shared access to the front of the terrace. To the front there is a block paved tandem driveway providing tandem off-road parking, with shrub borders.

What3words: ///ship.complies.alive

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 A

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

Our Ref: JGA/02042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

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