

Bentley Road

Uttoxeter, ST14 7NG

John 
German



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£199,995

Traditional Semi-Detached Home in Need of Cosmetic Improvement Occupying a Good Sized Plot in a Popular Area of Uttoxeter, Sold with No Upwards Chain Involved.

Situated in a popular area of Uttoxeter within close proximity to local amenities, and also within easy reach of the town centre with 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 uPVC obscure double glazed entrance door and side panel opens to the hallway, where stairs rise to the first floor and there is a useful store cupboard, plus doors leading to the extended ground floor accommodation. To the front of the home is a well-proportioned living room which extends to the full width of the property, having a focal living flame effect fire with a feature surround, and a wide window allowing the natural light to flood in. To the rear the fitted dining kitchen also extends to the full width of the home, with a useful understairs cupboard and a window overlooking the patio and garden. There is a range of Shaker style units with fitted worksurfaces and an inset sink unit set below the window, a fitted electric hob with an extractor over and a built-in electric oven, and space for a fridge/freezer. The rear hall/laundry has a fitted worktop and plumbing for a washing machine, a uPVC obscure double door leading to the outside, and another door to the fully tiled shower/wet room which has a white suite and mixer shower in the wet area, plus a rear facing window providing natural light. Upstairs the landing has a built-in airing cupboard and a loft hatch. Doors lead to the three good sized bedrooms, with the spacious rear facing master extending to the width of the property. Finally there is the fully tiled family bathroom, having a white suite and a side facing window.

Outside: To the rear a patio provides ample space for seating and entertaining, leading to the good-sized garden laid to lawn with space for a shed and providing a blank canvas to landscape as you wish, enclosed to three sides. The frontage is gravelled to provide parking and a shared driveway extends to the rear of the property where there is a detached garage in need of removal/replacement.

W3W – plants.forensic.triangles

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:** Garage – in need of removal/replacement

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

Broadband type: TBC 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: JGA08042026







Agents' Notes

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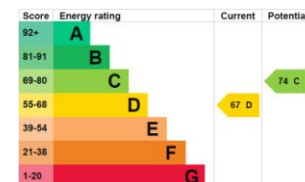
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John German

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

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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