

High Street
Uttoxeter, ST14 7HN



Unique Grade II listed duplex apartment providing surprisingly well-proportioned accommodation, suitable for a variety of potential buyers. Situated in the heart of the town centre within a 'stones throw' of its wide range of amenities.

NO UPWARD CHAIN

£154,950

John German 

For Sale with no upwards chain involved. Highly suitable whether looking for your first home, to downsize, a 'lock & leave' bolt hole or a buy to let investment, viewing is highly recommended to appreciate its room dimensions set over two floors and wonderful layout with two double bedrooms, each with ensuite facilities.

Set back from the High Street with off road parking within a 'hop, skip & a jump' from 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.

Accommodation - A timber and part glazed door opens to the private porch where stairs rise to the first-floor hallway, with stairs rising to the bedrooms and a door opening to the spacious living accommodation.

The large open plan living dining kitchen has two front facing sash windows allowing the natural light to flood in, with laminate flooring and a guest WC having a white two piece suite. The kitchen area has a good range of base and eye level units with fitted worktops and an inset sink unit, fitted hob with an extractor hood over and an electric oven under, and fully integrated appliances including a dishwasher, fridge, freezer and washing machine, plus useful understairs storage.

The lovely mezzanine style landing overlooks the living area. Doors leads to the two double bedrooms which benefit from ensuite facilities, both having white three-piece suite with complementary tiling – one bathroom and the other a shower room.

Outside - The property benefits from a parking space.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We are advised a 150 year lease commenced in 2014. Ground rent £50 per annum for the first 50 years, £100 for the second fifty years and £150 for the last 50 years. The annual service charge is approx. £519.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

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 A

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

Our Ref: JGA/07052026

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AWAITING EPC MEDIA



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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