

Marlborough Way  
Uttoxeter, ST14 7HL



Traditional style semi-detached home in need of some cosmetic updating, occupying a pleasant corner position and for sale with no upwards chain involved.

Offers in the region of £195,000

John German 

Ideal for any first time buyers, home mover or buy-to-let investor looking for a small project to personalise and make a house your own, internal inspection of this three bedroom semi-detached home is strongly advised to appreciate the potential on offer. Occupying a pleasant corner position providing a sense of openness to the front and some far reaching first floor views to the rear. Situated in a popular area within walking distance to amenities including a convenience shop and first school, the town centre and its wide range of facilities are also within easy reach.

A uPVC and part obscure double glazed door with side panel opens to the hallway, where stairs rise to the first floor having an understairs cupboard, and doors to lead to the ground floor accommodation. The well-proportioned lounge/dining room extends to the full width of the home, with a focal brick fireplace and display plinths and a living flame effect fire, and wide sliding patio doors opening to the brick base and uPVC double glazed constructed conservatory providing additional living space, having power and French doors opening to the garden.

The fitted kitchen is positioned to the front of the home, having a range of base and eye level units and work surfaces with an inset sink unit set below the window, space for an electric cooker with an extractor over, plumbing for both a dishwasher and washing machine, a tiled floor and a uPVC part obscure double glazed door to the side.

To the first floor, the landing has a built-in airing cupboard housing the hot water cylinder and loft hatch. Doors open to the three bedrooms, two of which can easily accommodate a double bed, with the rear facing master extending to the width of the home, with fitted wardrobes and a far-reaching view. Completing the accommodation is the fitted bathroom which has a white modern suite with tiled splashbacks, incorporating a panelled bath with an electric shower over, and a side facing window providing natural light.

Outside, to the rear, the enclosed westerly facing garden has timber decking providing a pleasant seating area, leading to the gravelled garden with well stocked borders and space for a shed, plus gated access to the front. To the front is a further low maintenance garden with a variety of shrubs. A block paved driveway extends to the side of the property, providing off road parking.

**What3words:** ///restores.ignoring.intent

**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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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