

Marlborough Way

Uttoxeter, ST14 7HL

John German



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£240,000

Beautifully presented refurbished home with newly fitted kitchen and bathroom and redecorated throughout. Great for first time buyers or young families, set in a great position with a sunny westerly facing rear garden.

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 modern composite part double glazed entrance door opens into a spacious entrance hall with stairs rising to the first floor with storage beneath and doors lead to the ground floor accommodation. Across the rear of the property is the generously sized lounge dining room which extends to its full width, having a modern plasma electric fire and wide sliding patio doors opening to the garden enjoying the afternoon sun. The kitchen provides space for a breakfast bar and has a range of high gloss base and eye level units with roll edge work surfaces and a one and a half bowl sink unit set below the front facing window, tiled splashbacks, built-in oven with an induction hob and extractor hood over. There is space further appliances plus an entrance door to the side carport.

To the first floor, the landing has a built-in airing cupboard and doors opening to the three bedrooms. The spacious rear facing master has a pleasant roofscape outlook and views beyond. Completing the accommodation is the bathroom, which has a three-piece suite in white comprising low flush WC, pedestal wash basin and a panelled bath with shower over and folding shower screen. There is extensive tiling and a window to the side.

Outside, to the rear, a patio provides a pleasant entertaining area leading to the well tended garden which is predominantly laid to lawn with well stocked shaped borders containing a variety of shrubs and plants, enclosed to three sides and enjoying the afternoon sun, being westerly facing. To the front is the equally well-kept garden with shaped borders containing shrubs and plants. The driveway provides off road parking that in turn leads to the carport and tandem garage, which has an up and over door, power and a courtesy door opening to the garden.

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, carport & garage

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 B

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

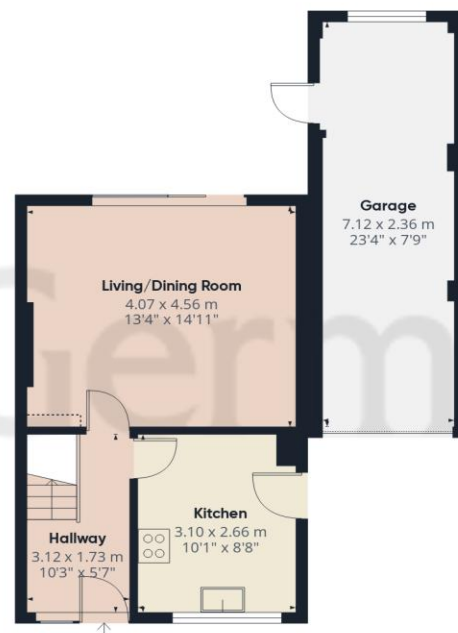
Our Ref: JGA/01062026

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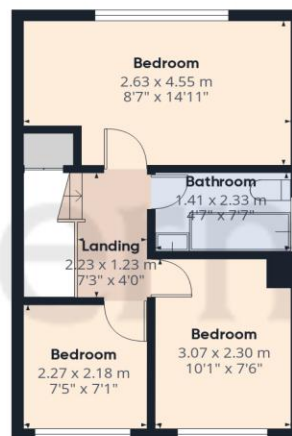
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

80.6 m²

867 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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