ABODE
SALES & LETTINGS

New Street, Uttoxeter, Staffordshire, ST14 7QS

£182,000



https://www.abodemidlands.co.uk







A charming two-bedroom character property, offering well-proportioned accommodation arranged over two floors and blending attractive period features with modern-day comforts.

The ground floor comprises a welcoming entrance porch and spacious hallway, leading to a generous lounge featuring a beautiful Victorian-style gas fireplace with Adam-style detailing. There is also a well-equipped kitchen/diner, separate utility room and convenient WC.

To the first floor are two well-proportioned bedrooms and a spacious four-piece family bathroom, complete with bath, separate walk-in shower, wash hand basin and WC.

The property retains a wealth of character features, including panelled internal doors, a characterful dog-leg staircase with decorative balustrade, quarry-tiled flooring and ceiling coving. Further benefits include UPVC double glazing, gas central heating with a Worcester Bosch boiler, integrated kitchen appliances, useful storage and loft access.

Outside, the property enjoys a spacious rear plot with a large patio area and raised lawned gardens, providing an attractive space for outdoor entertaining and relaxation.

Ideally positioned within walking distance of the Town Centre and a range of local amenities, including shops, schools and the leisure centre. The property also offers excellent transport links, with easy access to the A50 connecting to the wider major road network.

Viewings are strictly by appointment and can be arranged through ABODE Estate Agents.

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Porch
Accessed via a composite front entrance door, the porch features UPVC double-glazed frosted windows to both the front and side elevations. An original internal panelled door leads into the hallway.

Hallway
A welcoming entrance hallway featuring an original balustrade dog-leg staircase rising to the first-floor landing, with useful storage beneath. The hallway benefits from a central heating radiator, lighting, quarry-tiled flooring, meter cupboard housing the electrical consumer unit and electricity meter, telephone point, smoke alarm and original panelled doors providing access to the principal ground-floor accommodation.

Lounge
A charming and characterful reception room with a UPVC double-glazed window overlooking the front elevation and a central heating radiator. A beautiful focal point is provided by the gas fireplace, complete with a Victorian-style surround and timber Adam-style detailing. Additional features include a TV aerial point and decorative ceiling coving.

Kitchen/Diner
A spacious and practical kitchen/diner, featuring two UPVC double-glazed windows overlooking the rear elevation. The kitchen is fitted with a comprehensive range of matching base and wall-mounted storage cupboards and drawers, complemented by work surfaces and tiled surrounds.

Integrated appliances include an oven/grill with gas hob, stainless steel extractor hood, integrated fridge and freezer, together with plumbing and space for additional freestanding and under-counter appliances. Ceiling spotlights, two central heating radiators and tiled flooring complete the space. An internal panelled door provides access to the utility room.

Utility
The useful utility room benefits from two UPVC double-glazed windows to the side elevation and a composite rear entrance door. Features include quarry-tiled flooring, central heating radiator and fitted worktop with cupboard housing the Worcester Bosch central heating boiler. An internal door leads to the WC.

W.C.
Fitted with a UPVC double-glazed window to the rear elevation, central heating radiator and quarry-tiled flooring. The room is completed by a low-level WC with continental-style flush.

Landing
The first-floor landing provides access to the bedrooms and family bathroom via original panelled doors.

Bedroom One
A well-proportioned double bedroom featuring a UPVC double-glazed window overlooking the front elevation and a central heating radiator.

Bedroom Two
A further bedroom with a UPVC double-glazed window overlooking the rear elevation and central heating radiator.






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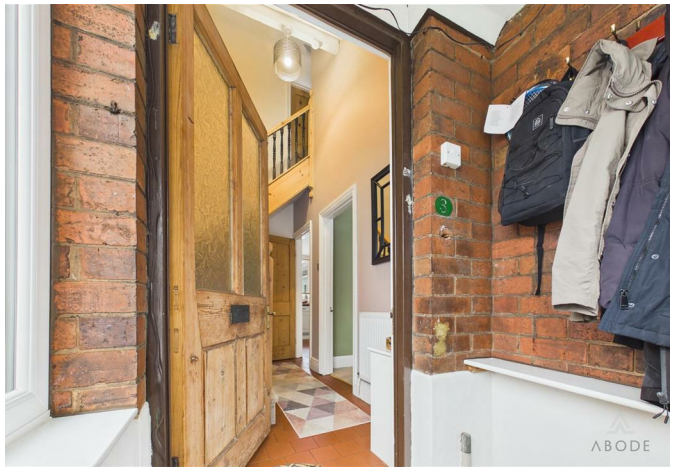

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Family Bathroom

A generously appointed four-piece family bathroom with a UPVC double-glazed frosted window to the rear elevation.

The suite comprises a low-level WC with continental-style flush, bath with surrounding tiled walls, wash hand basin with mixer tap and base-level storage, and a double walk-in shower enclosure with waterfall showerhead and glazed screen.

Additional features include a heated towel radiator, extractor fan, ceiling spotlights, shaving point and access to the loft space via a loft hatch.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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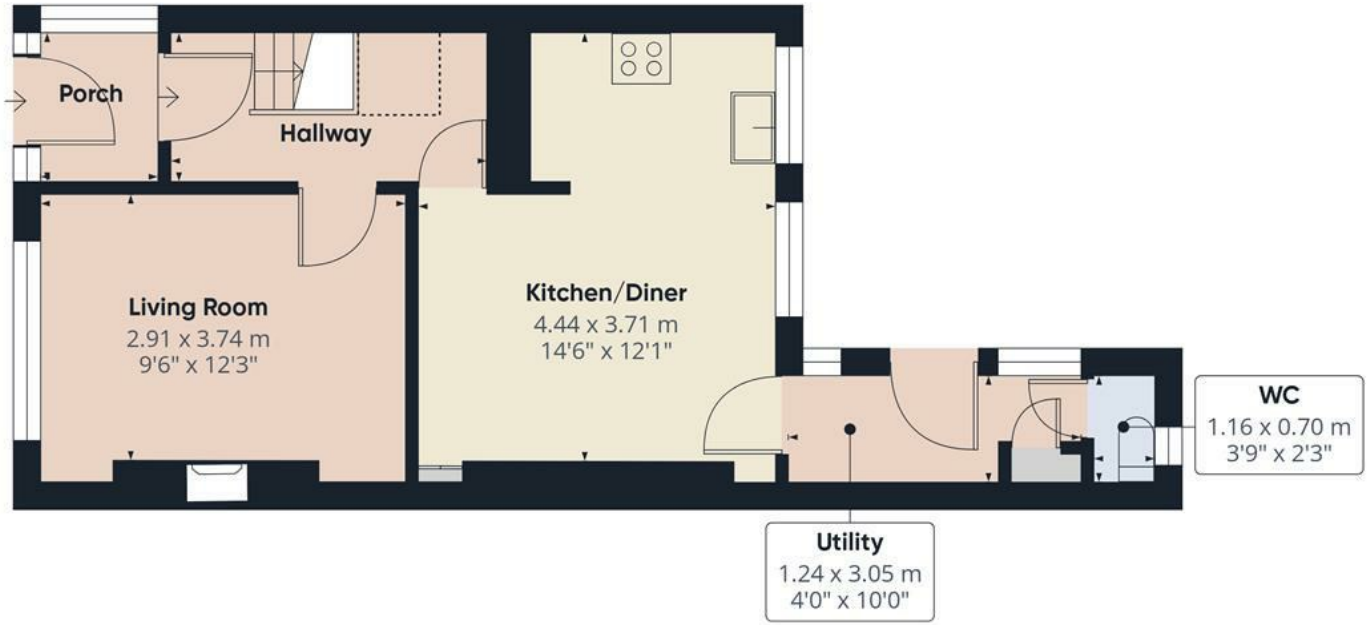












Floor 0



Floor 1



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Approximate total area(1)

64.8 m²

699 ft²

Reduced headroom

0.7 m²

7 ft²

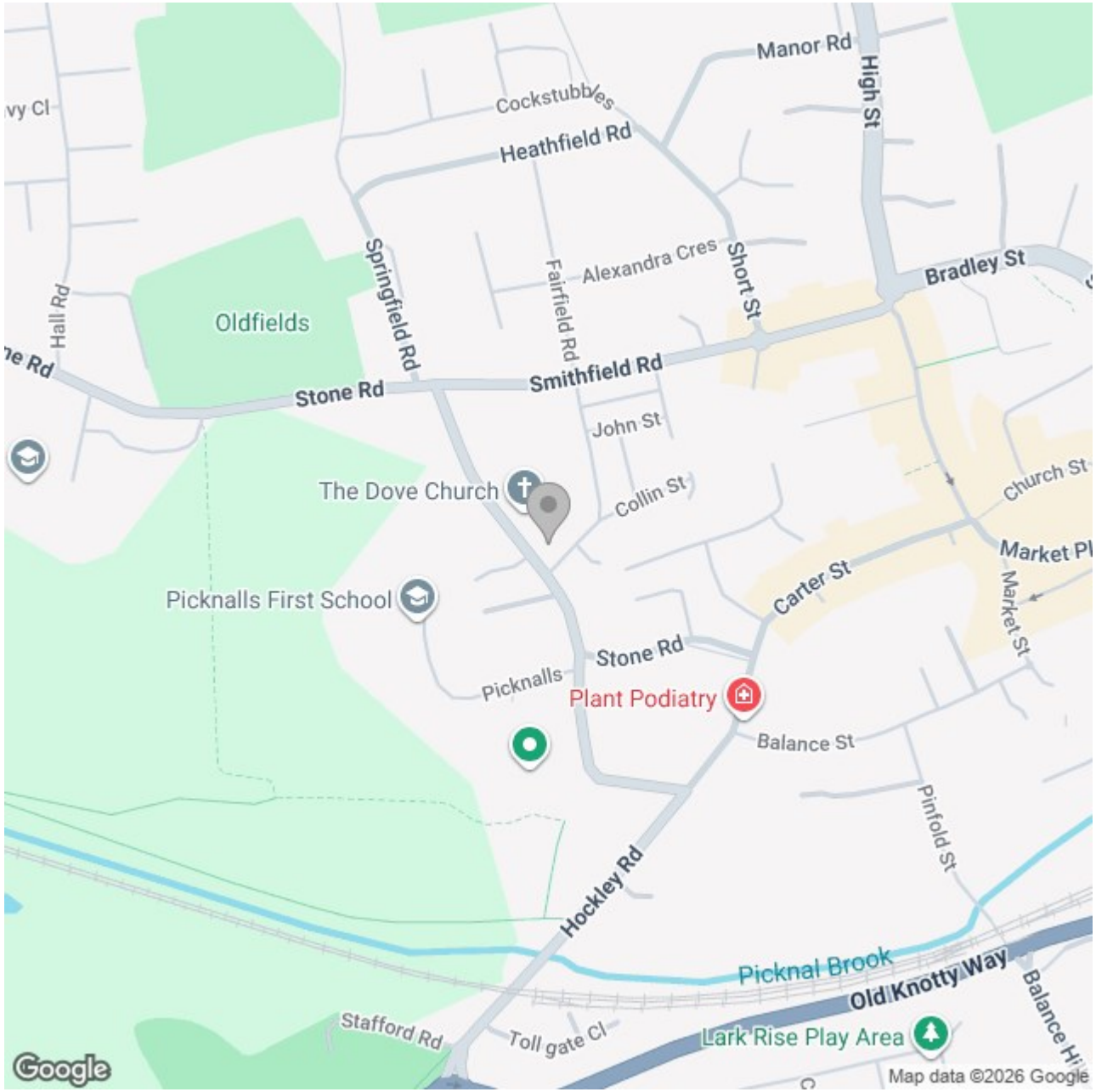
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.