

Lark Rise

Uttoxeter, Staffordshire, ST14 8SZ

John
German



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£140,000

Modern two bedroom end town house situated on the highly desirable Bird Land development, within walking distance of the town centre, ideal as a first time buy, buy to let investment or lock and leave bolthole.

Viewing and consideration of this well proportioned end town house is strongly advised to appreciate the layout and position, plus the parking to the front and the enclosed garden to the rear which enjoys a degree of privacy.

Situated in walking distance to the convenience shop which is on the development plus the town centre where there is a wide range of amenities which include shops, supermarkets, coffee houses, public houses and restaurants, modern leisure centre and doctors.

Accommodation

A part obscure double glazed entrance door leads to the hall where doors lead to the ground floor accommodation and to the fitted guest cloakroom/w.c.

The well proportioned lounge has stairs rising to the first floor, a wall mounted focal fire and a front facing uPVC double glazed window.

To the rear of the property the dining kitchen extends to its full width with base and eye level units and worksurfaces, inset sink unit, fitted hob with extractor over and oven under, further space for appliances, a useful under stairs cupboard and both a window and French doors to the rear garden.

To the first floor the landing leads to two good sized bedrooms and the bathroom which has a white three piece suite with a shower above the bath.

Outside

To the rear a paved patio leads to a garden laid predominantly to lawn with well stocked shaped borders enclosed to three sides with gated access to the side elevation.

To the front is a tarmac driveway providing parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

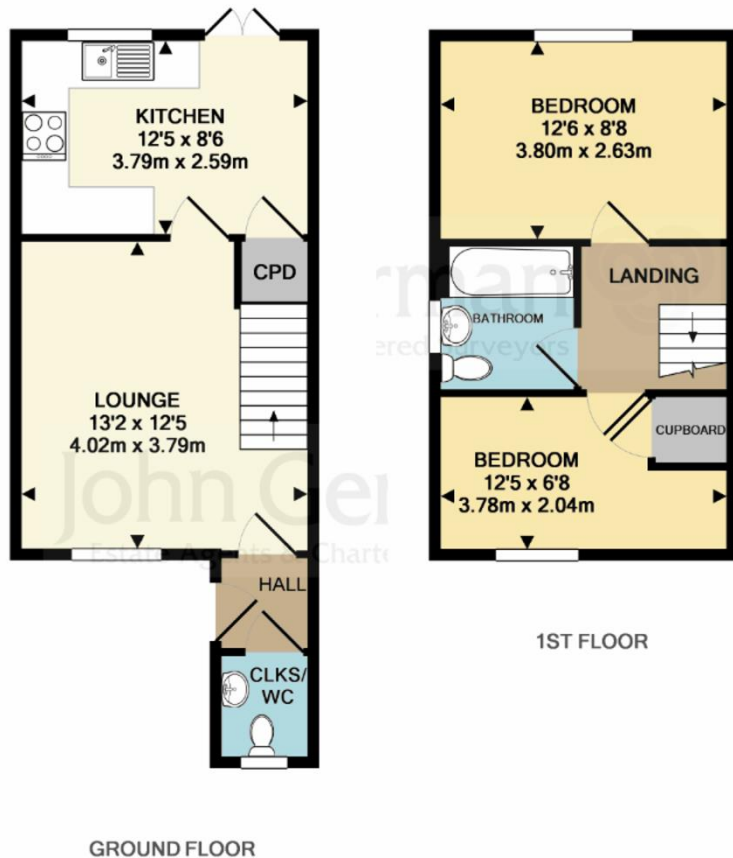
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Our Ref: JGA/060619







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents' Notes

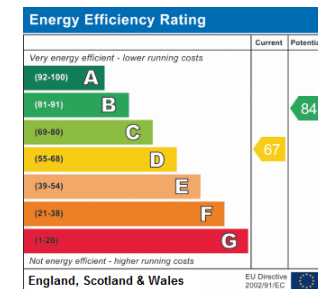
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