

Pugin Road, Uttoxeter, Staffordshire, ST14 5FX
£179,950





This immaculately presented two-bedroom semi-detached home is available at a reduced market value under a local affordable housing scheme*.

Situated within a sought-after residential location, the property offers off-road parking for two vehicles and a generous, fully enclosed spacious rear garden, ideal for outdoor living.

The home benefits from gas central heating and uPVC double glazing throughout. The well-planned accommodation includes an entrance hallway, a ground-floor cloakroom/WC, an attractive fitted kitchen positioned to the front, and a bright and spacious lounge/diner with French doors opening onto the rear garden. To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom.

Outside, the property features a private driveway providing parking for two cars. A gated side access leads to the rear garden, which includes a paved patio area—perfect for relaxing or entertaining guests.

Viewing by appointment only.



Eligibility Criteria Applies*

Only those that fulfil the below criteria may be eligible to purchase this home:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.

You must intend to occupy the dwelling as your sole residence.

You must be able to demonstrate a 'local connection' to East Staffordshire (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Please contact us should you require any further information on this.

Hallway

Welcomed via a composite front door with a glazed panel, the entrance hallway features a central heating radiator, smoke alarm, and electrical consumer unit. A staircase rises to the first-floor landing, while a useful under-stairs storage cupboard offers practical space. Internal doors provide access to the ground floor rooms.

Cloakroom/W.C.

A convenient ground floor cloakroom fitted with a low-level WC featuring continental flush, a wash hand basin with tiled splashback and mixer tap, a central heating radiator, extractor fan and feature wall panelling.



Lounge/Diner

A light and airy reception space enjoying UPVC double-glazed French doors to the rear elevation leading to the rear patio. The room also includes TV and telephone points, creating a functional and relaxed living environment with a central heating radiator.







Kitchen

Located to the front of the property, the kitchen is fitted with a range of matching base and wall-mounted units with drop-edge preparation surfaces. Integrated appliances include a 1.5-bowl stainless steel sink and drainer with mixer tap, a four-ring stainless steel gas hob with matching extractor hood, further space for freestanding and plumbing for undercounter white goods. A UPVC double-glazed window offers natural light, and the room is completed with a central heating radiator and carbon monoxide detector. In housing is the central heating combination gas boiler.

Landing

With loft access via a ceiling hatch and a central heating radiator, smoke alarm, the landing provides access to all first-floor rooms.

Bedroom One

A generously sized double bedroom with two UPVC double-glazed windows to the front elevation, central heating radiator, TV aerial point, a built-in over-stairs storage cupboard and further built in wardrobe with mirrored front and sliding doors.

Bedroom Two

A well-proportioned second bedroom, also benefiting from two UPVC double-glazed windows to the rear elevation. Includes a central heating radiator and telephone point

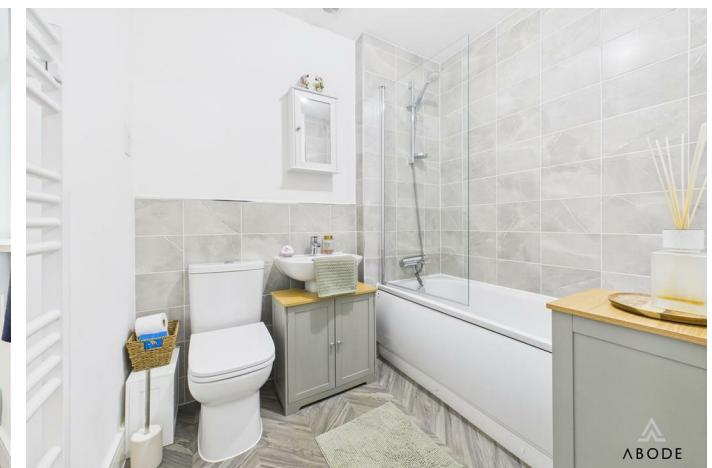
Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin, and a low-level WC with continental flush. Finished with complementary wall tiling, extractor fan, and a central heating towel radiator and shaving point.

Outside

To the side of the property is a secure gated entry, leading to a paved pathway and a private landscaped patio area—ideal for outdoor entertaining and relaxing. The larger than average rear garden is enclosed, offering a safe and pleasant space for recreation. The garden faces south west, offering ample natural sunlight all day round. The driveway to side elevation provides ample space for vehicles.









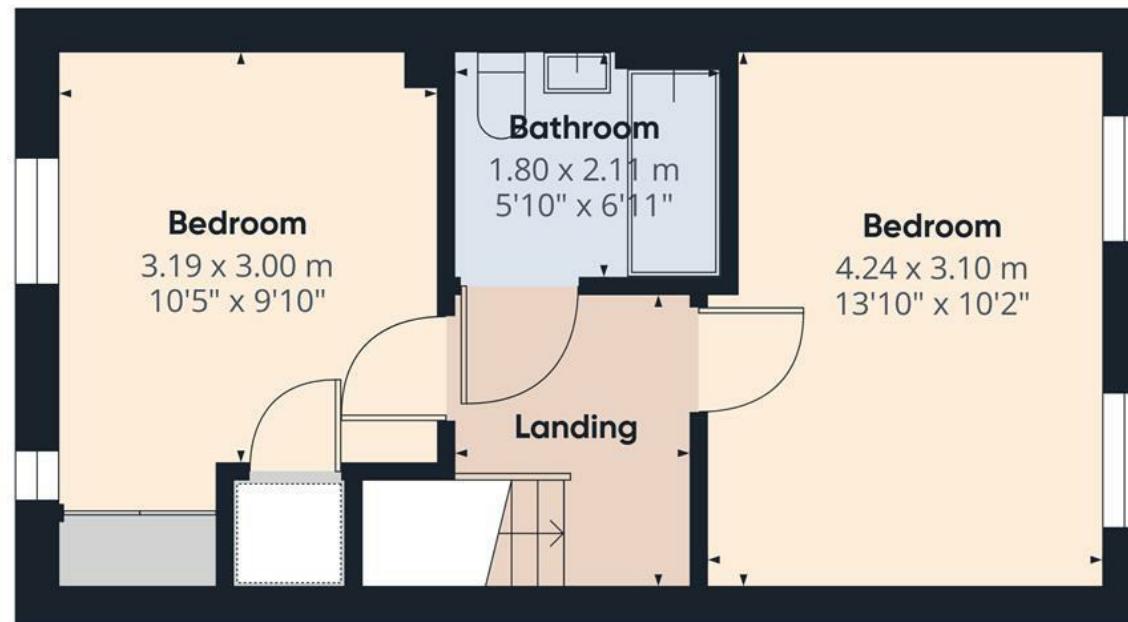
Floor 0



Approximate total area⁽¹⁾

65.3 m²

704 ft²



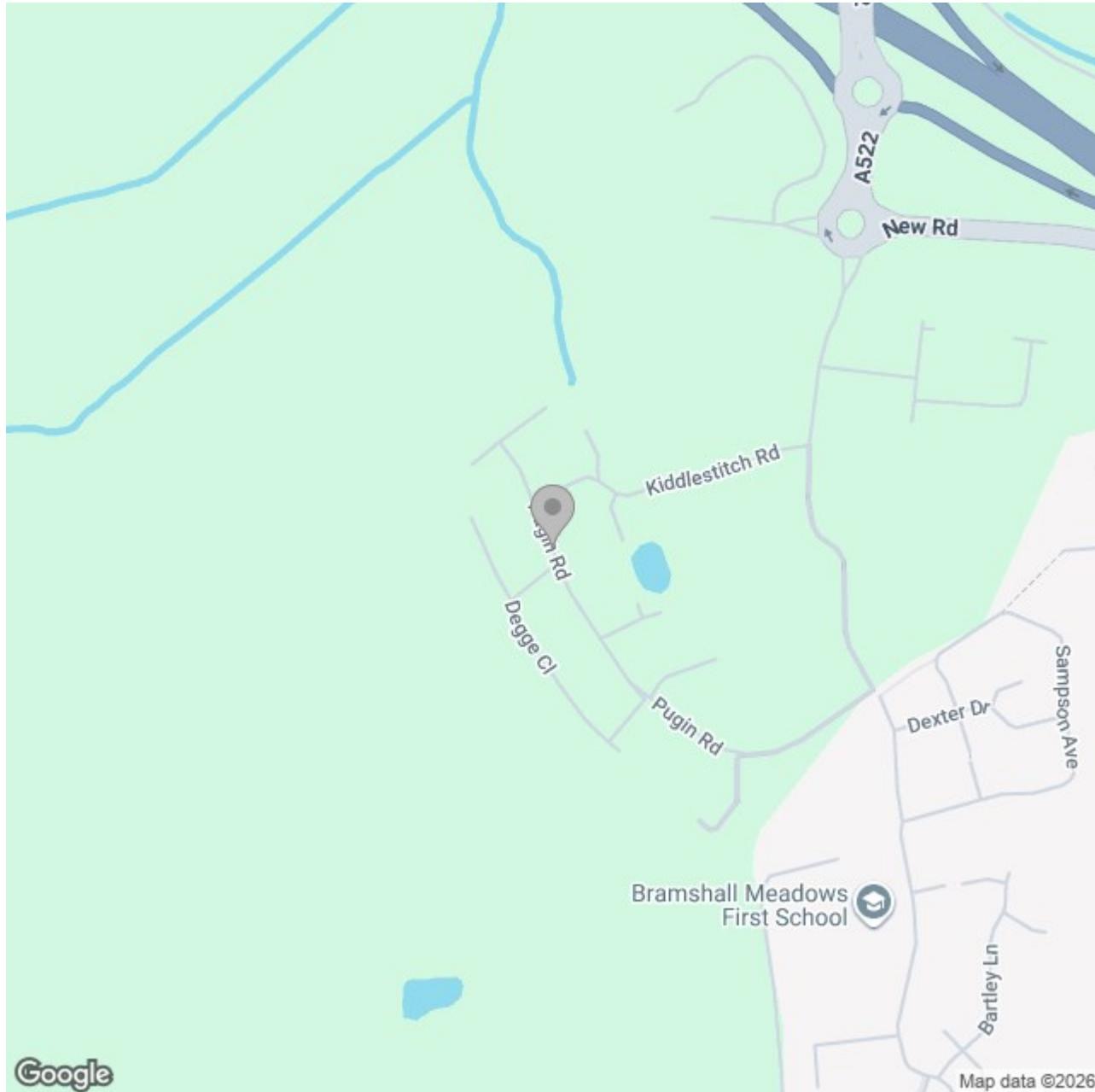
Floor 1

(1) Excluding balconies and terraces

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		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	