



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Churnet Row, Uttoxeter, ST14 5JT

£299,950

23 Churnet Row, Rocester, Uttoxeter, ST14 5JT

This house is not just a home but also a lucrative investment opportunity, currently generating an impressive annual income of £25,000 - £28,000. Sold as a going concern, this property includes all fixtures, fittings, and furniture, making it a hassle-free investment for the savvy buyer.

Located in the charming Churnet Row, Rocester, Uttoxeter, this terraced house is a gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and two modern bathrooms, this property is a perfect blend of comfort and style.

Upon stepping inside, you'll be greeted by a beautifully refurbished three-storey townhouse that exudes charm and character. The lounge is perfect for relaxing evenings, while the refitted kitchen diner is a chef's delight, ideal for hosting gatherings and creating culinary masterpieces.

Upstairs, you'll find two spacious double bedrooms that offer a peaceful retreat, and a stylish bathroom where you can unwind after a long day. The extensive refurbishment and upgrading of this property ensure that it is not only aesthetically pleasing but also functional and comfortable.

If you're looking for a property that combines modern amenities with a touch of tradition, then look no further. Book a viewing today to experience the allure of this investment property firsthand.



Property Description

Access to the property is gained via:

uPVC Entrance Door:
Leading into:

Lounge: 12' 9" x 12' (3.89m x 3.66m)
With uPVC double glazed window to the front elevation; wall lighting; central heating radiator; Oak flooring; USB charging socket; double doors leading into:

Kitchen Diner: 15' 10" x 12' max (4.83m x 3.66m max)
A refitted kitchen comprising one and a half bowl stainless steel sink set in a base unit; further base units all with complementary work surface above; integrated electric oven with hob; plumbing washing machine; space for dishwasher; space for upright fridge freezer; a range of matching eye level units; cooker hood; two designer central heating radiators; complementary wall and floor tiling; ceiling down lighting; kick board lighting; uPVC door leading out to the rear garden; stairs to the first floor accommodation.

Stairs From Kitchen Diner:
Leading to:

First Floor Landing:
With doors off to:

Bedroom One: 13' x 12' max into alcove (3.96m x 3.66m max into alcove)
With double glazed window to the front elevation; designer central heating radiator; USB charging socket.

Bathroom:
Having P shaped bath with wall mounted shower and side screen; wash hand basin set in a vanity unit; low level w.c.; designer central heating radiator; complementary tiling; double glazed window to the rear elevation.

Stairs From The First Floor:
With double glazed window to the rear elevation; leading to:

Second Floor:
Having double glazed window to the rear elevation; access door into loft; door to:

Bedroom Two: 11' 10" max into alcove x 10' 4" (3.61m max into alcove x 3.15m)
With double glazed window to the front elevation; designer central heating radiator; USB charging socket; door to:

En Suite:
With enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; electric heated towel rail; complementary wall tiling; double glazed Velux window to the rear elevation.

Gardens:
To the rear of the property is a timber decked area with raised flower beds and a shared pathway leading to a further off-set garden area.

Tenure

Freehold Leasehold

Council Tax Band

East Staffordshire Council

Council Tax Band : A

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Melbourne Sales & Lets, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

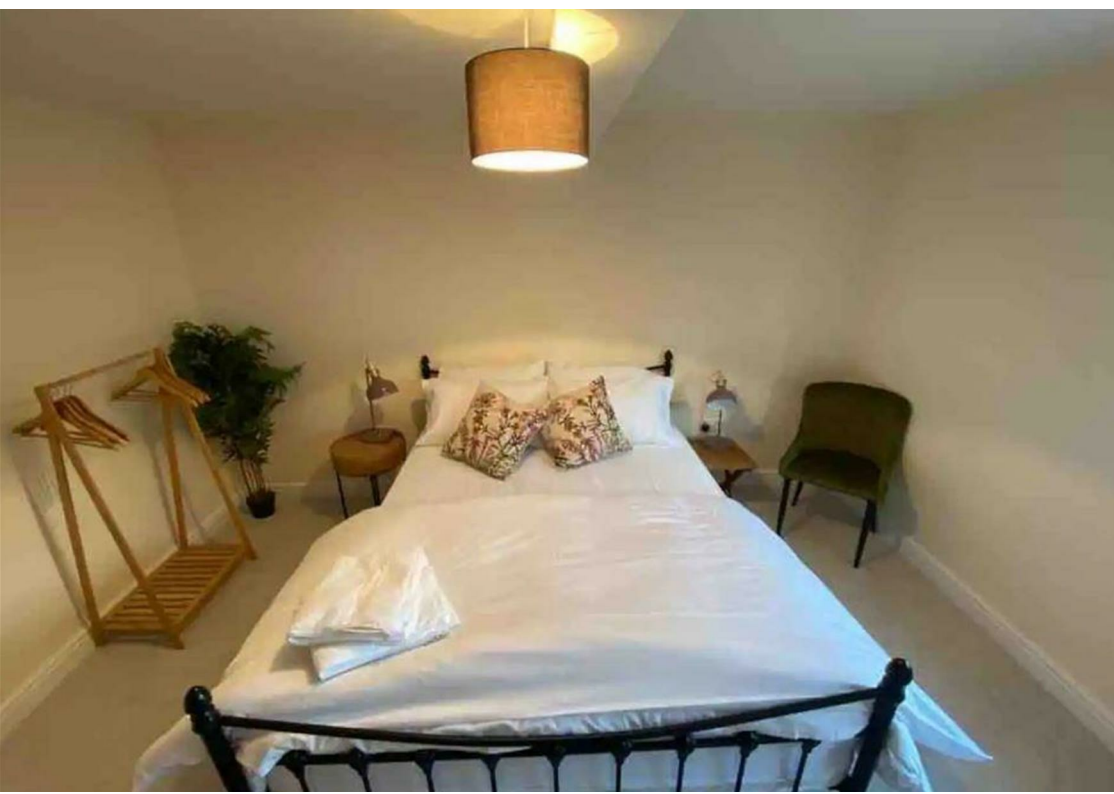
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

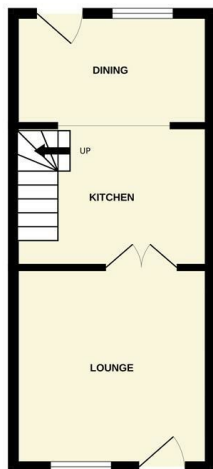
Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





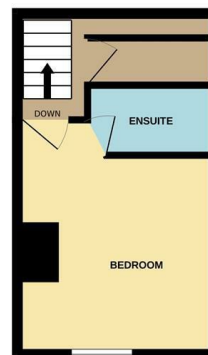
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

