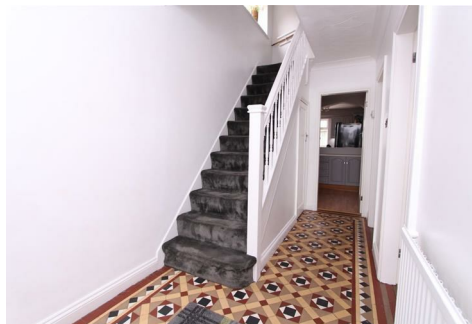




# RE/MAX

## PROPERTY HUB



**10 Holly Road, Uttoxeter, ST14 7NY**

**Asking price £274,000**

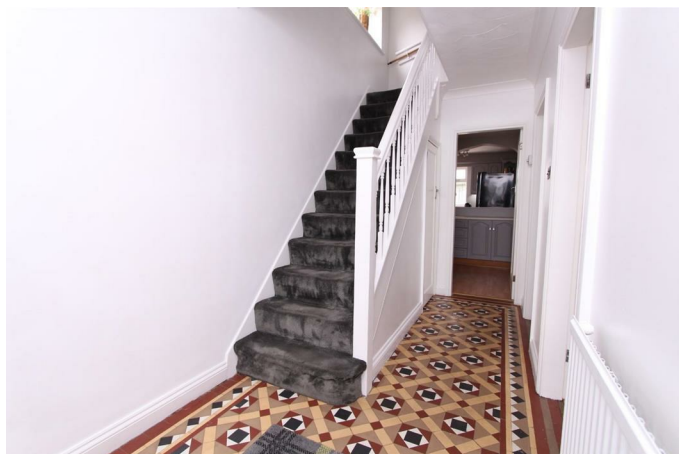
Welcome to this charming property located on Holly Road in the picturesque town of Uttoxeter. Is offered for sale with no upward chain.

One of the standout features of this property is the parking provision for up to 3 vehicles, ensuring convenience for you and your guests. The extension adds an extra dimension to the property, offering versatility and potential for various uses.

Situated in a desirable location, this house presents a wonderful opportunity for those seeking a cosy home with space to spare. Don't miss out on the chance to make this property your own and enjoy the benefits of living in this lovely area.



## Entrance Hall



With original Minton tiled floor, stairs to the first floor, doors leading to the dining room, lounge and kitchen.

**Dining Room 12'1" x 10'10" in to recess (3.70 x 3.32 in to recess)**



With bay window to the front elevation and built in storage either side of the chimney breast.

**Lounge 10'10" x 21'4" (3.32 x 6.51)**



This room has been extended to the rear and has sliding patio doors leading on to the garden.

**Fitted Kitchen 15'8" x 13'0" max (4.80 x 3.98 max)**



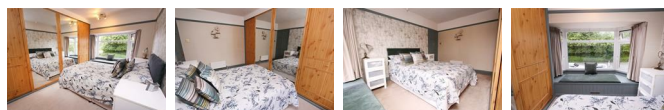
Extended to the rear and side of the property, comprises of a mixture of wall and base units, fitted oven and hob, sink and drainer.

## W/C



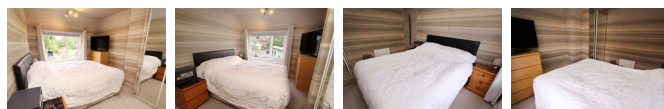
With love level W/C and wash hand basin.

**Bedroom One 12'0" in to wardrobe x 10'7" (3.66 in to wardrobe x 3.25)**



with bay window and fitted wardrobes with sliding doors.

**Bedroom Two 11'10" x 9'5" (3.63 x 2.89)**



with window to the rear elevation and fitted wardrobe with sliding doors.

**Bedroom Three 7'11" x 6'3" (2.42 x 1.93)**



With window to the front elevation.

### Shower Room 7'4" x 6'10" (2.26 x 2.09)



Recently refitted shower room with double shower tray and screen, wash hand basin and low level W/C.

### Outside

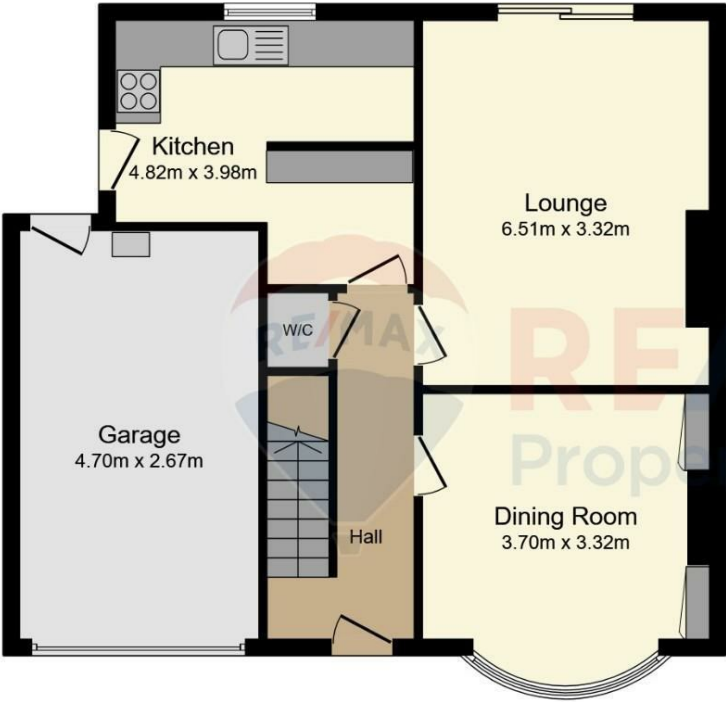


To the front of the property is a block paved driveway. At the rear of the property is a low maintenance garden, which has a covered seating area from the patio doors leading to an AstroTurf lawn and at the rear of the garden is a 20" by 20" summer house with lighting, power and log burner.

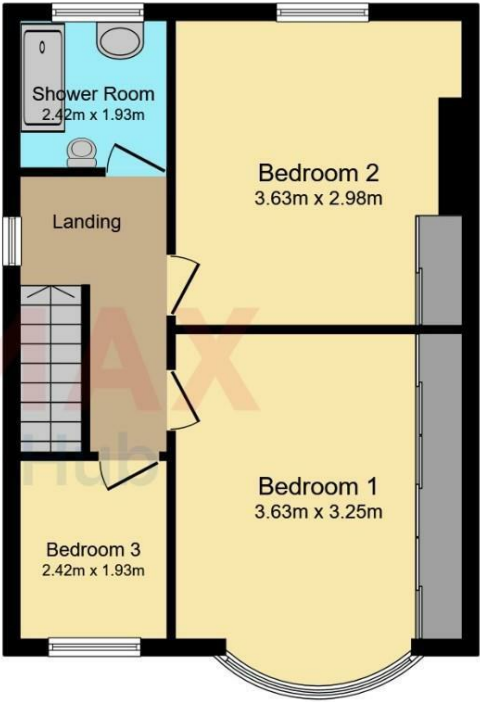
### Garage 8'9" x 15'5" (2.67 x 4.70)

Which can be accessed by the up and over door at the front or by a wooden door at the rear, the garage houses the gas fired central heating boiler and also has plumbing for washing machine and tumble dryer.

Floor Plan



Ground Floor  
Floor area 68.6 sq.m.

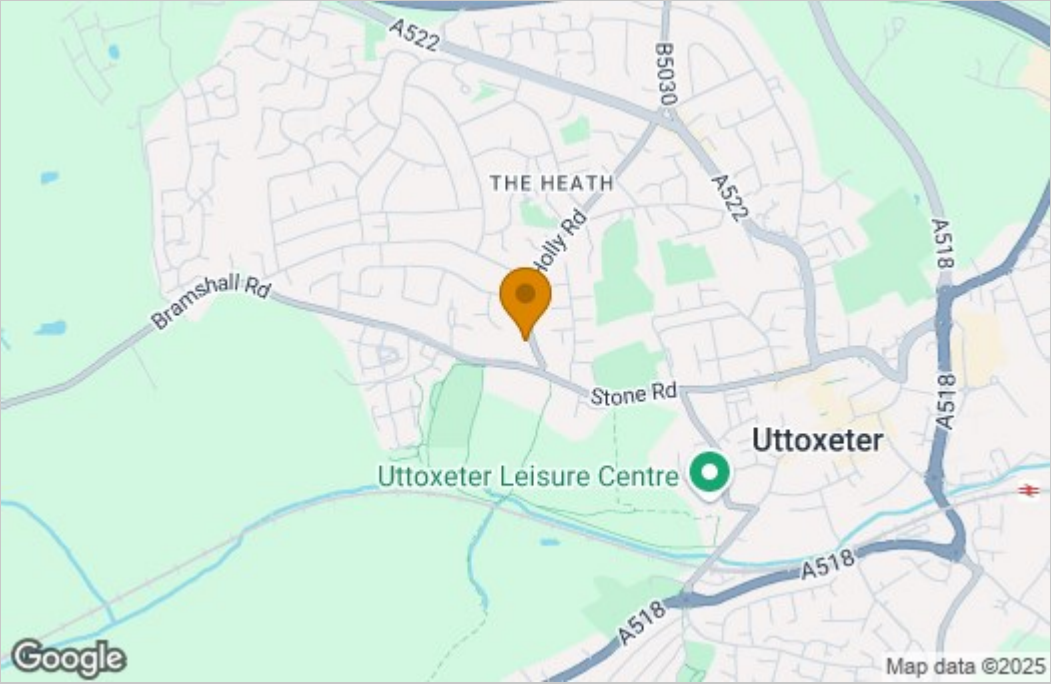


First Floor  
Floor area 46.6 sq.m.

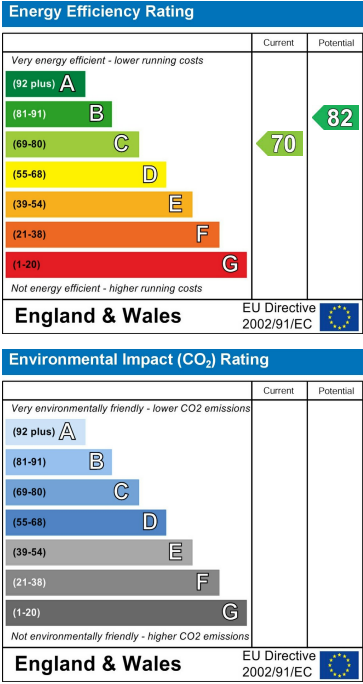
TOTAL: 115.2 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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.