









welcome to

Valley View Walk, Rocester, Uttoxeter

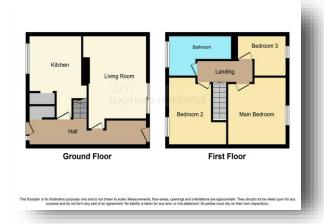
This SPACIOUS mid terrace house situated in popular village of Rocester would ideally suit FIRST TIME BUYERS requiring some cosmetic improvement the accommodation comprises: lounge, kitchen diner and to the first floor three bedrooms and bathroom. Externally there are gardens to the front and rear













Pedestrian access only to the property is via:

Entrance Door:

Leading into:

Entrance Hallway:

With storage cupboard; stairs to the first floor accommodation; door leading out to the rear elevation; doors off to:

Kitchen Diner:

16' 9" max x 15' 2" max (5.11m max x 4.62m max) A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; work surface; space for cooker; plumbing for washing machine; further appliance space; central heating boiler; complementary tiling; double glazed window to the front elevation; pantry shelving.

Lounge:

16' 11" x 11' 9" (5.16m x 3.58m)

Having glazed patio doors leading out to the rear elevation; feature fireplace housing an open hearth.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having loft access hatch having pull down ladder and is boarded; doors off to:

Bedroom One:

12' 3" max x 11' 1" max (3.73m max x 3.38m max) With double glazed window to the front elevation.

Bedroom Two:

11' 9" max x 11' 3" max (3.58m max x 3.43m max) With double glazed window to the rear elevation.

Bedroom Three:

10' 8" max x 7' 4" max (3.25m max x 2.24m max) With double glazed window to the front elevation.

Family Bathroom:

Having bath; separate shower cubicle with wall mounted shower; wash hand basin; low level. w.c.; part tiled walls.

Gardens:

Pedestrian access leading to the front garden which is landscaped with raised beds having flower and shrub plantings, lawned area, central paved path and timber fenced boundaries. The rear garden is mainly laid to lawn with patio area and hedge boundaries.

Please Note:

This properly is of non-standard construction which may need to be declared to a mortgage lender. Solar panels are owned by the Vendor.

Photographs may have been taken using a wide angle lens.





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Valley View Walk, Rocester Uttoxeter

- Council Tax Band A Spacious Mid Terrace.
- Popular Village Location
- Lounge. Kitchen. Three Bedrooms. Bathroom
- Fantastic FIRST TIME BUY
- Gardens to Front and Rear

Tenure: Freehold EPC Rating: D

offers in the region of

£169,950









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109025



Property Ref: UTR109025 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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