



Dove Cottage, Ashbourne Road, Rocester, Uttoxeter. ST14 5LF

welcome to

Dove Cottage, Ashbourne Road, Rocester Uttoxeter

Bagshaws Residential are delighted to market this characterful mid terrace former school which is IMMACULATEDLY PRESENTED THROUGHOUT and comprises: hallway, open plan kitchen living dining, two bedrooms, en suite bathroom and further shower room. Front & rear gardens, off road parking to rear.



Access to the property is gained via wrought iron gates (two neighbouring properties have pedestrian right of access).

Entrance Door:

Leading into:

Entrance Porch:

Having built in storage cupboard; door leading into:

Hallway:

With doors off to:

Open Plan Lounge Diner Kitchen

29' 4" max x 22' max (8.94m max x 6.71m max)

Lounge Area:

Having central heating radiator.

Diner Area:

Having bow window to the rear elevation; double glazed French doors leading out to the rear garden; exposed character beams to the ceiling; tiled flooring; archway to:

Kitchen Area:

A fitted kitchen comprising ceramic sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; integrated double oven; hob with cooker hood over; plumbing for washing machine and dishwasher; double glazed window to the rear elevation; central heating radiator; complementary wall and floor tiling; spot lights;

Bedroom One:

14' 8" max x 12' 9" max (4.47m max x 3.89m max)

With dressing area having fitted wardrobes and dressing table; double glazed window to front elevation; central heating radiator; door leading into:

En Suite Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin and low level w.c. set in a vanity unit with drawers; wall cupboards; complementary tiling; heated towel rail.

Bedroom Two:

11' 6" x 7' 9" (3.51m x 2.36m)

With double glazed window to front elevation; central heating radiator.

Shower Room:

Having shower cubicle with shower over; wash hand basin; low level w.c.; complementary tiling; heated towel rail.

Off Road Car Parking Area:

Space for several vehicles.

Externally:

Private enclosed rear garden which is blocked paved for easy maintenance with timber frame canopy with tiled roof and timber fenced boundaries. The front of property is laid to lawn with paved pathway and shrub plantings with wrought iron fencing and gate (two neighbouring properties have pedestrian right of access).

Please Note:

Tax Band: We understand that the property was original joined with number 2 Dove Cottage and therefore Council Tax banding rate has been deleted by the Local Authority.

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109049



welcome to

Dove Cottage Ashbourne Road, Rocester Uttoxeter

- Council Tax B - IMMACULATELY PRESENTED THROUGHOUT
- Popular Village Location
- Mid Terrace Bungalow. Two Bedrooms. En Suite and Shower Room
- Private Rear Garden. Off Road Parking to the Rear
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: D

£239,950



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109049](https://www.bagshawsresidential.co.uk/Property/UTR109049)



Property Ref:
UTR109049 - 0005

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 guidance 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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)