









welcome to

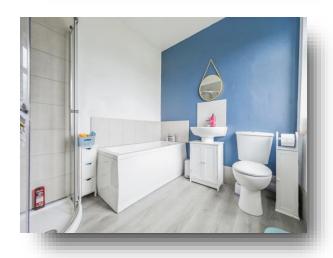
Heathfield Road, Uttoxeter

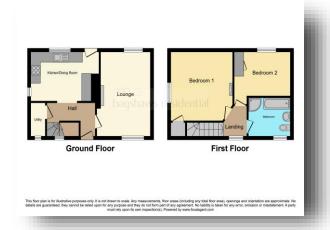
Situated on a corner plot with easy access to local amenities is this DECEPTIVELY SPACIOUS semi detached home having been refurbished with some cosmetic works remaining comprises: entrance hall, lounge, kitchen diner and to the first floor two bedrooms and bathroom. Driveway and rear garden.













Access to the property is gained via a driveway which provides off road parking and gives access to:

Entrance Door:

Leading into:

Entrance Hallway:

Having central heating radiator; storage cupboard with window; staircase leading to the first floor accommodation; doors off to:

Utility:

5' $8'' \times 2' 6'' (1.73m \times 0.76m)$ With plumbing for washing machine.

Lounge:

16' 1" x 11' 8" (4.90m x 3.56m) Having feature fireplace housing an electric fire; double glazed window to the front and rear elevations; central heating radiator.

Kitchen Diner:

14' 5" x 9' 4" (4.39m x 2.84m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with hob and cooker hood over; appliance space; integrated dishwasher; double glazed windows to the rear and side elevations; complementary wall and floor tiling; central heating radiator; double glazed door leading out to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having doors off to:

Bedroom One:

12' 8" x 12' 2" (3.86m x 3.71m)

Having feature cast iron fireplace; double glazed window to the front elevation; storage cupboard; central heating radiator.

Bedroom Two:

11' 5" x 8' 4" (3.48m x 2.54m)

Having feature cast iron fireplace; double glazed window to the rear elevation; built in cupboard; central heating radiator.

Bathroom:

Having bath; corner shower cubicle with wall mounted shower; wash hand basin; low level w.c.; double glazed frosted window to the front elevation; central heating radiator; complementary tiling.

Gardens:

To the front the driveway provides off road parking and lawned area with hedge boundary. Side gate leads to the rear garden which is laid predominantly to lawn with patio area, central path, shrub and flower plantings and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.





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Heathfield Road, Uttoxeter

- Council Tax Band B DECEPTIVELY SPACIOUS Semi Detached
- Close to Local Amenities
- Lounge. Kitchen Diner
- Two Bedrooms. Bathroom
- Driveway. Gardens

Tenure: Freehold EPC Rating: F

£180,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109119



Property Ref: UTR109119 - 0004 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.

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