



Ivinson Way, Bramshall, Uttoxeter. ST14 5EQ

welcome to

Ivinson Way, Bramshall, Uttoxeter

Benefiting from NHBC Warranty this modern mid terrace town house is an excellent FIRST TIME/INVESTMENT property and Bagshaws Residential recommend EARLY VIEWING to appreciate the accommodation comprising: guest cloak; lounge, kitchen diner, two bedrooms, bathroom. Side by side parking & rear garden



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.localagent.com

Access to the property is via a driveway providing parking for two vehicles side by side leading to:

Entrance Door:

Leading into:

Entrance Lobby:

With central heating radiator; tiled flooring; doors off to:

Guest Cloakroom:

Having wash hand basin; low level w.c.; central heating radiator; complementary tiling.

Lounge:

13' 8" min x 8' 9" (4.17m min x 2.67m)

Having double glazed window to the front elevation; central heating radiator; stairs to the first floor accommodation; door leading into:

Kitchen Diner:

13' 2" x 11' (4.01m x 3.35m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with cooker hood over; integrated fridge freezer; plumbing for washing machine; further appliance space; central heating radiator; tiled flooring; double glazed French doors with glazed side panels leading out to the rear garden..

Stairs From The Lounge:

Leading to:

First Floor Landing:

With storage cupboard; doors off to:

Bedroom One:

13' 4" x 8' 11" (4.06m x 2.72m)

Having double glazed window to the rear elevation with field views; central heating radiator.

Bedroom Two:

13' 4" x 7' 10" (4.06m x 2.39m)

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

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; central heating radiator.

Outside:

The driveway to the front of the property provides off road parking. Enclosed rear garden which is mainly laid to lawn with shrub plantings, paved patio area and timber fenced boundaries.

Please Note:

This property is subject to a road Management Charge refer to Agent for more details.

Photographs may have been taken using a wide angle lens



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welcome to

Ivinson Way, Bramshall Uttoxeter

- Council Tax Band B - Modern Mid Terrace Town House
- Lounge. Kitchen Diner with French Doors onto patio area
- Two Bedrooms. Bathroom
- NHBC Warranty. Gas Central Heating. Double Glazing
- Driveway Parking. Enclosed Rear Garden with field views

Tenure: Freehold EPC Rating: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109163 - 0006

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