









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













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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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

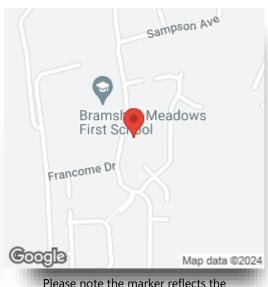
Tenure: Freehold EPC Rating: B

£210,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109163



Property Ref: UTR109163 - 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 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 property and other important matters before exchange of contracts.

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bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14



bagshawsresidential.co.uk

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