

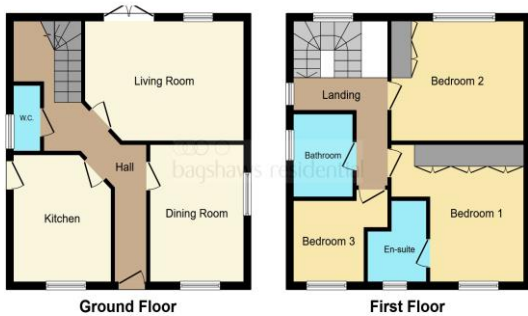


Russell Close, Uttoxeter. ST14 8HZ

welcome to

Russell Close, Uttoxeter

Bagshaws Residential are delighted to bring to the market this WELL PRESENTED detached family home within easy reach of schools and sports and leisure facilities. In brief comprising: lounge, dining room, kitchen, guest cloaks, three bedrooms, family bathroom. Garage, driveway & gardens.



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 inspection(s). Powered by www.flooragent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

With stairs to the first floor accommodation; Karndean flooring; central heating radiator; doors off to:

Guest Cloakroom:

With low level w.c.; wash hand basin; Kardean flooring; central heating radiator.

Kitchen:

11' 10" x 9' 5" max (3.61m x 2.87m max)
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 electric hob and cooker hood over; plumbing for washing machine; complementary tiling; double glazed window to the front elevation; wall mounted central heating boiler; central heating radiator; double glazed door leading out to the side elevation.

Dining Room:

10' 7" x 8' 8" (3.23m x 2.64m)
With double glazed windows to the front and side elevations; Karndean flooring; central heating radiator.

Lounge:

15' x 12' 1" (4.57m x 3.68m)
Having double glazed window to the rear elevation; French doors leading out to the rear garden; Karndean flooring; feature fireplace housing an electric fire; central heating radiator.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With two double glazed windows; doors off to:

Bedroom One:

11' 9" x 9' 1" (3.58m x 2.77m)
With double glazed windows to the front and side elevations; central heating radiator; door leading into:

En Suite:

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

Bedroom Two:

12' 5" x 9' 5" (3.78m x 2.87m)
With two double glazed windows to the rear elevation; built in wardrobes; central heating radiator.

Bedroom Three:

9' 7" max x 6' 9" (2.92m max x 2.06m)
With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

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

Garage:

Situated in a block with up and over door and personal door, which has access to the rear garden.

Garden:

Pleasant enclosed garden to the rear which is mainly laid to lawn with patio area, shrub and tree plantings and brick wall boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109246



welcome to

Russell Close, Uttoxeter

- Council Tax Band D - Detached Family Home
- Three Bedrooms. En Suite to main bedroom
- Lounge. Dining Room. Kitchen
- Family Bathroom. Guest Cloakroom
- Garage (in block). Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109246](https://www.bagshawsresidential.co.uk/Property/UTR109246)



Property Ref:
UTR109246 - 0003

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)