



Parva Court, Uttoxeter. ST14 7RH

welcome to

Parva Court, Uttoxeter

Bagshaws Residential welcome to the market this end of terrace house which would ideally suit the FIRST TIME or INVESTMENT BUYER benefiting from gas central heating & double glazing. Comprises: lounge, conservatory, kitchen and to the first floor two bedrooms and bathroom. 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 inspector(s). Powered by www.fisulagent.com



Access to the property is gained via a driveway providing off road parking leading to:

Entrance Door:

Leading into:

Entrance Lobby:

Having central heating radiator; laminate flooring.

Kitchen:

10' x 8' 3" (3.05m x 2.51m)

A fitted kitchen comprising a stainless steel sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; integrated electric oven; gas hob with cooker hood over; plumbing for a washing machine and dishwasher; complementary tiling; double glazed window to the front elevation.

Lounge Diner:

13' x 11' 7" inc stairs (3.96m x 3.53m inc stairs)

With feature fireplace housing a gas fire; central heating radiator; open tread stairs to the first floor accommodation; laminate flooring; double glazed window to the rear elevation; French door leading into:

Conservatory:

13' x 7' 6" (3.96m x 2.29m)

Being of uPVC construction with sliding door leading to the rear garden.

Stairs From Lounge:

Leading to:

First Floor Landing:

Having loft access hatch; doors off to:

Bedroom One:

13' 1" x 9' 9" (3.99m x 2.97m)

With double glazed window to the rear elevation; central heating radiator; built in storage cupboards.

Bedroom Two:

8' 7" exc. door recess x 6' 8" (2.62m exc. door recess x 2.03m)

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

Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level w.c.; central heating radiator; tiling; laminate flooring.

Gardens:

To the front the driveway provides off road parking with grass and shrub area. The rear garden has patio area with two steps to lawned area, paved pathway, shrub plantings and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Parva Court, Uttoxeter

- Council Tax Band A - End Terrace House
- Ideal for FIRST TIME / INVESTMENT BUYERS
- Two Bedrooms. Bathroom
- Lounge. Conservatory. Fitted Kitchen
- Driveway and Gardens.

Tenure: Freehold EPC Rating: C

£159,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109264 - 0003

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bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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