

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.













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 ($3.96m \times 3.53m$ 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" ($3.96m \times 2.29m$) 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

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.





welcome to

Parva Court, Uttoxeter

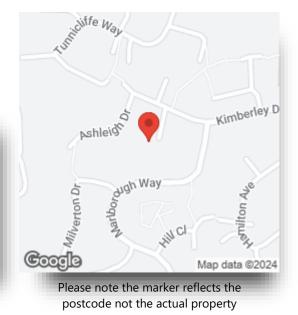
- Council Tax Band A End Terrace House
- Ideal for FIRST TIME / INVESTMENT BUYERS
- Two Bedrooms, Bathroom
- Lounge. Conservatory. Fitted Kitchen
- Driveway and Gardens.

Tenure: Freehold EPC Rating: C

£159,000







view this property online bagshawsresidential.co.uk/Property/UTR109264



Property Ref: UTR109264 - 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

R uttoxeter@bagshawsresidential.co.uk

7HP

17 High Street, UTTOXETER, Staffordshire, ST14



bagshawsresidential.co.uk