



**High Street, Rocester, Uttoxeter. ST14 5JU**



welcome to

## High Street, Rocester, Uttoxeter

Offering excellent potential for FIRST TIME / INVESTMENT BUYERS this terrace home requires some upgrading/modernising and Bagshaws Residential recommend EARLY VIEWING. The accommodation comprises: Ground Floor: lounge, kitchen. First Floor: bedroom, bathroom. Second Floor: bedroom. Rear courtyard.



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.localagent.com](http://www.localagent.com)



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Lounge:**

12' max x 12' ( 3.66m max x 3.66m )

Having feature fireplace housing a fire; double glazed window to the front elevation; door leading into:

**Kitchen:**

12' x 7' 2" max ( 3.66m x 2.18m max )

Comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; work surface; integrated electric oven with hob and cooker hood over; plumbing washing machine; further appliance space; stairs to the first floor accommodation; door leading to the rear elevation.

**Stairs To First Floor:**

Leading to:

**Bedroom:**

12' max x 9' 2" ( 3.66m max x 2.79m )

With double glazed window to the front elevation; electric storage heater.

**Bathroom:**

Having bath with wall mounted shower over; wash hand basin; low level w.c.; double glazed window to the rear elevation; electric storage heater.

**Stairs to Second Floor:**

Leading to:

**Bedroom:**

14' 6" x 11' 8" max restricted head height ( 4.42m x 3.56m max restricted head height )

Having sky light window; electric storage heater.

**Rear Courtyard:**

Hard landscaped rear courtyard garden with timber fence boundaries.

**Please Note:**

Rights of access across the rear of these properties.

Photographs may have been taken using a wide angle lens. Council Tax Band A



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## High Street, Rocester, Uttoxeter

- Mid Terrace House
- In need of some cosmetic improvement/upgrading.  
IDEAL FIRST TME / INVESTMENT PROPERTY
- Lounge. Fitted Kitchen
- Two Bedrooms. Bathroom
- Rear Courtyard Garden. On Street Parking

Tenure: Freehold EPC Rating: D

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109285 - 0004

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