









# welcome to

# **High Street, Rocester, Uttoxeter**

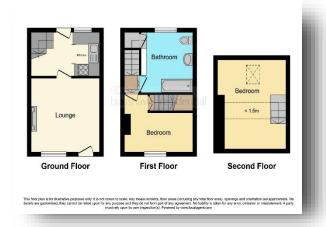
Offering excellent potential for FIRST TIME / INVESTMENT BUYERS this terrace home requires some upgrading/modernising and Bagshaws Residential recommend EARLY VIEWING. The accommodation comprises: Ground Floor: lounge, kitchen. First Floor: bedroom, bathroom. Second Floor: bedroom. Rear courtyard.













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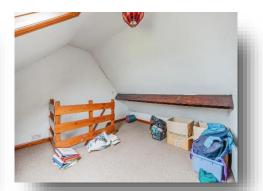
- Mid Terrace House
- In need of some cosmetic improvement/upgrading. IDEAL FIRST TME / INVESTMENT PROPERTY
- Lounge. Fitted Kitchen
- Two Bedrooms, Bathroom
- Rear Courtyard Garden. On Street Parking

Tenure: Freehold EPC Rating: D

offers over

£136,500









Please note the marker reflects the postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/UTR109285



Property Ref: UTR109285 - 0005 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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.





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