



High Street, Rocester, Uttoxeter. ST14 5JU

welcome to

High Street, Rocester, Uttoxeter

Attention ****FIRST TIME BUYERS**** Bagshaws Residential recommend **EARLY VIEWING** of this traditional terrace to appreciate the accommodation comprising: open plan lounge kitchen diner, two bedroom and bathroom. Externally good sized rear courtyard garden, two outbuildings & on street parking.



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 inspectors. Powered by www.foxtagent.com



Access to the property is gained via:

Entrance Door:

Leading into:

Open Plan Lounge Kitchen Diner

Lounge Area:

12' 2" x 10' 4" (3.71m x 3.15m)

Having double glazed window to the front elevation; feature fireplace; alcove shelving; wood effect flooring; storage heater; opening to:

Kitchen Dining Area:

12' x 10' 2" (3.66m x 3.10m)

A fitted kitchen comprising one and a half bowl sink set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; hob with cooker hood over; plumbing for washing machine; integrated refrigerator; wood effect flooring; stable style door leading out to the rear garden; stairs leading to:

First Floor Landing:

With doors off to:

Bedroom:

12' 2" max x 10' 5" (3.71m max x 3.17m)

With double glazed window to the front elevation; feature cast iron fireplace; storage heater.

Bathroom:

Having bath with mixer taps, wall mounted shower and side screen; wash hand basin; low level w.c.; heated towel rail; double glazed window to the rear elevation.

Stairs From First Floor:

Leading to:

Bedroom:

17' 5" restricted head height x 12' 3" restricted head height (5.31m restricted head height x 3.73m restricted head height)

Having double glazed sky light window to the rear elevation.

Outbuildings:

Two brick built outbuildings.

Courtyard Garden:

To the rear is a hard landscaped courtyard garden with gated access to the rear.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

High Street, Rocester, Uttoxeter

- Council Tax Band A - IDEAL FIRST TIME BUY
- Well Presented Traditional Terrace
- Open Plan Lounge Kitchen Diner
- Two Bedrooms. Bathroom
- Rear Courtyard Garden. Two Outbuildings

Tenure: Freehold EPC Rating: F

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109299 - 0002

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