



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.













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. Council Tax Band A





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High Street, Rocester Uttoxeter

- **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

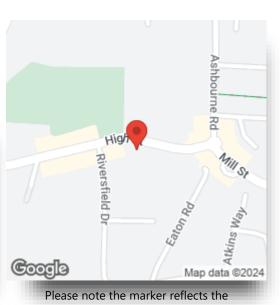
offers over

£160,000









view this property online bagshawsresidential.co.uk/Property/UTR109299



Property Ref: UTR109299 - 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 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 property and other important matters before exchange of contracts.

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postcode not the actual property



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