



**Hill Close, Uttoxeter. ST14 7JA**



**welcome to**

## **Hill Close, Uttoxeter**

**\*\*ATTENTION FIRST TIME / INVESTMENT BUYERS (EPC rating B)\*\*** Bagshaws Residential advise **EARLY VIEWING** so as not to miss out on this property which is being sold with **NO UPWARD CHAIN** and comprising: shower room, lounge diner, kitchen, three bedrooms and bathroom. Driveway parking and rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.fishtag.com](http://www.fishtag.com)



Access to the property is gained via a driveway providing off road parking leading to:

**Storm Porch:**

With walk in storage with cold tap.

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having central heating radiator; two storage cupboards one having plumbing for washing machine; stairs to the first floor accommodation; doors off to:

**Shower Room:**

Having walk in shower with wall mounted shower; wash hand basin; low level w.c.; double glazed window to front elevation; heated towel rail; complementary tiling.

**Kitchen:**

11' 2" max x 9' 5" min ( 3.40m max x 2.87m min )  
A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units, complementary work surfaces; integrated electric oven; gas hob with cooker hood over; plumbing for dishwasher; spot lights; double glazed window to the front elevation; central heating radiator.

**Lounge Diner:**

21' 7" x 12' 4" max ( 6.58m x 3.76m max )  
Having double glazed window to rear elevation; double glazed French doors leading out to rear garden; feature fireplace; central heating radiator.

**Stairs from the Hallway:**

Leading to:

**First Floor Landing:**

With cupboard housing the boiler; doors off to:

**Bedroom One:**

11' 7" x 9' 10" ( 3.53m x 3.00m )  
With double glazed window to front elevation; fitted wardrobes; central heating radiator.

**Bedroom Two:**

11' 7" x 9' 8" ( 3.53m x 2.95m )  
With double glazed window to rear elevation; fitted wardrobes; central heating radiator.

**Bedroom Three:**

9' 10" x 9' 4" max ( 3.00m x 2.84m max )  
With double glazed window to rear elevation; central heating radiator.

**Bathroom:**

Having P shaped bath with wall mounted shower over; wash hand basin and low level w.c. set in a vanity unit; complementary tiling; double glazed window to the front elevation.

**Outbuilding:**

Being of concrete construction.

**Gardens:**

To the front the driveway provides off road parking with lawned area and shrub planting. The rear garden has paved patio area, lawned area with shrub plantings, timber gate to the rear and timber fence boundaries.

**Please Note:**

Council Tax Band A.

Solar panels are fitted to this property and are on a 25 year lease from 2015 with no rent payable ask Agent for further details.

Photographs may have been taken using a wide angle lens.



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## Hill Close, Uttoxeter

- IDEAL FOR FIRST TIME / INVESTMENT BUYERS (EPC B)
- Mid Terrace House Three Bedrooms
- Lounge Diner. Fitted Kitchen
- Ground Floor Shower Room and First Floor Bathroom
- Driveway Parking. Gardens

Tenure: Freehold EPC Rating: B

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109311 - 0003

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