



Kimberley Drive, Uttoxeter. ST14 7EH

welcome to

Kimberley Drive, Uttoxeter

Bagshaws Residential are delighted to bring to the market this WELL PRESENTED modern mid terrace and we recommend EARLY VIEWING so as not to miss out! In brief comprising: lounge, conservatory, kitchen, two bedrooms & bathroom. Drive parking, additional parking & enclosed rear garden.

****NO CHAIN****



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.flooragent.com

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

Entrance Door:

Leading into:

Entrance Hallway:

With meter cupboard; doors off to:

Kitchen:

8' 7" x 8' 1" (2.62m x 2.46m)

A fitted kitchen comprising sink and drainer set in a base unit, further base, wall and drawer units; complementary work surface; double oven with hob and cooker hood over; plumbing for a washing machine; further appliance space; double glazed window to the front elevation; central heating radiator; wall mounted central heating boiler.

Lounge:

13' 1" x 13' max inc stairs (3.99m x 3.96m max inc stairs)

Having wood effect flooring; feature fireplace housing an electric fire; central heating radiator with cover; stairs to the first floor accommodation; double glazed patio doors leading out to:

Conservatory:

11' 3" x 8' 10" (3.43m x 2.69m)

Being of uPVC construction on a dwarf brick wall with central heating radiator; French doors leading out to the rear garden.

Stairs From The Lounge:

Leading to:

First Floor Landing:

Having doors off to:

Bedroom One:

13' 3" x 9' 9" (4.04m x 2.97m)

With double glazed windows to the rear elevation; built in wardrobes; central heating radiator.

Bedroom Two:

8' 7" x 6' 9" excluding door recess (2.62m x 2.06m excluding door recess)

With double glazed window to the front elevation; built in wardrobes; central heating radiator.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; double glazed window to the front elevation.

External:

To the front the driveway provides off road parking. The rear garden is laid to lawn with paved patio area and timber fenced boundaries. Rear gated access leads to addition allocated space in the communal car park approached via Parva Court.

Please Note:

Council Tax Band A

Photographs may have been taken using a wide angle lens.



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welcome to

Kimberley Drive, Uttoxeter

- Modern Mid Terrace
- Two Bedrooms
- Gas Central Heating. Double Glazing. NO UPWARD CHAIN
- Lounge. Conservatory. Fitted Kitchen
- Driveway. Rear Garden. Further Allocated Communal Parking

Tenure: Freehold EPC Rating: C

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109373 - 0002

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