







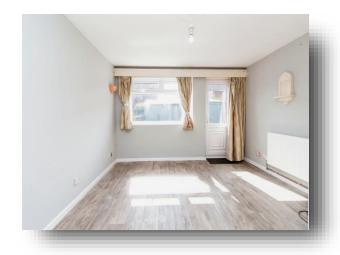


welcome to

Oak Close, Uttoxeter

Situated in a pleasant location this end of terrace would be an ideal purchase for FIRST TIME / INVESTMENT BUYERS alike being within easy reach of local amenities inc schools, sports & leisure facilities. In brief comprising: lounge diner, kitchen, two bedrooms & bathroom. Off road parking.

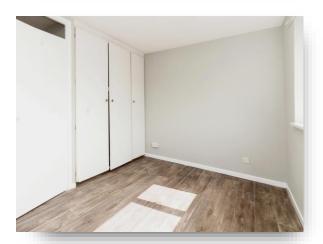












Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Lobby:

With laminate flooring; meter cupboard; double glazed window to the front elevation; central heating radiator; stairs to the first floor accommodation; doors off to:

Kitchen:

7' 10" x 5' 10" (2.39m x 1.78m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; complementary work surface; Neff electric oven with Neff hob and cooker hood over; plumbing for washing machine; double glazed window to the front elevation; complementary tiling; laminate flooring.

Lounge Diner:

14' 5" max x 11' 10" max (4.39m max x 3.61m max) Having double glazed window to the rear elevation; door leading out to rear garden; central heating radiator; laminate flooring; storage cupboard.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having storage cupboard; doors off to:

Bedroom One:

11' 9" x 8' 7" excluding wardrobe (3.58m x 2.62m excluding wardrobe)
With laminate flooring; central heating radiator; fitted wardrobe; double glazed window to the rear elevation.

Bedroom Two:

11' 11" $\max x$ 5' 9" (3.63m $\max x$ 1.75m) Having double glazed window to the front elevation; central heating radiator; laminate flooring.

Shower Room:

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; double glazed window to the front elevation; laminate flooring; central heating radiator.

Gardens:

Front lawned area with pathway. Side gated access leads to the rear garden which is hard landscaped with timber fence boundaries.

Workshop / Shed:

With power.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band A





welcome to

Oak Close, Uttoxeter

- IDEAL FIRST TIME / INVESTMENT BUY
- End of Terrace House
- Two Bedrooms. Bathroom
- Lounge Diner. Fitted Kitchen
- Off Road Parking. Garden

Tenure: Freehold EPC Rating: C

£175,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109235



Property Ref: UTR109235 - 0004 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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