

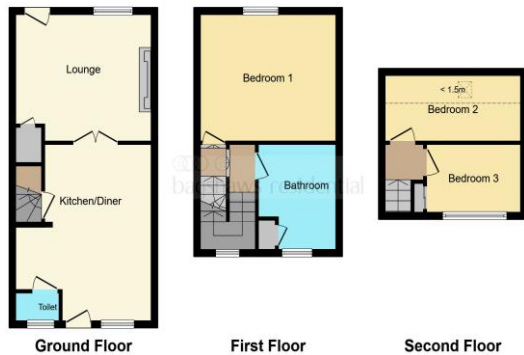


Dove Lane, Rocester, Uttoxeter. ST14 5LB

welcome to

Dove Lane, Rocester, Uttoxeter

Bagshaws Residential welcome to the market this MODERNISED mid terrace property and we advise EARLY VIEWING to appreciate the standard of accommodation which comprises: lounge, kitchen diner. First floor bedroom & bathroom. Second floor two bedrooms. GOOD SIZED rear garden and car parking. 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.foxtagent.com



Access to the property is gained via:

Entrance Door:

Leading into:

Kitchen Diner:

16' 8" max x 12' max (5.08m max x 3.66m max)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; integrated double oven and microwave; ceramic hob with cooker hood over; double glazed window to the rear elevation; wood effect flooring; door leading out to the rear elevation; door leading to stairs; double doors leading into:

Guest Cloakroom:

Having complementary tiling; low level w.c..

Lounge:

17' 6" excluding door recess x 13' 4" into recess (5.33m excluding door recess x 4.06m into recess)

With double glazed window to the front elevation; central heating radiator; feature fireplace housing an electric log burning stove; storage cupboard; door leading to front elevation.

First Floor Landing:

Having doors off to:

Bedroom One:

13' 6" x 11' 11" (4.11m x 3.63m)

With double glazed windows to the front elevation; central heating radiator.

Bathroom:

With modern freestanding bath; wash hand basin; low level w.c.; heated towel rail; double glazed window to the rear elevation; cupboard housing the central heating boiler; complementary tiling.

Stairs To The Second Floor:

Leading to:

Bedroom Two:

13' 6" x 6' 6" (4.11m x 1.98m)

Restricted Head Height. With skylight window.

Bedroom Three:

8' 11" x 6' 5" (2.72m x 1.96m)

Having double glazed dormer window to the rear elevation.

Gardens:

To the front of the property is hard landscaped. To the rear there is shared access leading to car parking area and GOOD SIZED rear garden.

Please Note:

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



view this property online bagshawsresidential.co.uk/Property/UTR109540



welcome to

Dove Lane, Rocester Uttoxeter

- MODERNISED Mid Terrace. NO UPWARD CHAIN
- Three Bedrooms over two floors
- Lounge. Kitchen Diner
- Bathroom
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109540



Property Ref:
UTR109540 - 0007

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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