



**Flat 1, Carter Street, Uttoxeter. ST14 8EY**

**welcome to**

## **Flat 1, Carter Street, Uttoxeter**

Ideal for INVESTMENT / FIRST TIME BUYERS is this GROUND FLOOR FLAT which is being sold with NO UPWARD CHAIN and Bagshaws Residential recommend viewing the accommodation comprising: lounge diner, fitted kitchen, bedroom, bathroom and cellar. Rear garden (shared with Flat 2).



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.flatagent.com



Access to the property is through a side walkway leading to:

**Side Entrance Door:**

Leading into:

**Lounge Diner:**

Irregular shaped room. Having double glazed window to the side elevation. central heating radiator; door leading down to the cellar; door leading to bedroom; door leading into:

**Kitchen:**

10' 2" max x 6' 5" max ( 3.10m max x 1.96m max )

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated electric oven; gas hob with cooker hood; further appliance space; complementary tiling; double glazed window to the side elevation; central heating radiator; door leading into:

**Utility Area:**

With double glazed window to the side elevation; plumbing for a washing machine; central heating boiler; door leading into:

**Bathroom**

Having bath with wall mounted shower over and side screen; low level wc; wash hand basin set in a vanity unit; complementary tiling; heated towel rail; double glazed window to the rear elevation.

**Bedroom**

10' 7" max x 8' 6" max ( 3.23m max x 2.59m max )

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

**Cellar:**

Not inspected.

**Garden:**

To the rear of the property is a garden, which our Vendor advises is shared with Flat 2.

**Please Note:**

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



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## **Flat 1 Carter Street, Uttoxeter**

- Ground Floor Flat
- Lounge Diner. Kitchen
- Bedroom. Bathroom
- Cellar. Shared Rear Garden
- NO UPWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109641 - 0003

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