





Flat 1, Carter Street, Uttoxeter. ST14 8EY



welcome to

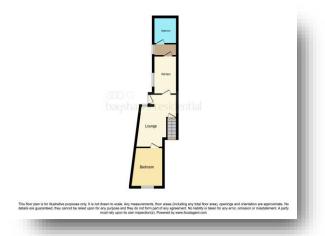
Flat 1, Carter Street, Uttoxeter

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).













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.





welcome to

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

view this property online bagshawsresidential.co.uk/Property/UTR109641



Property Ref: UTR109641 - 0003 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 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 property and other important matters before exchange of contracts.

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





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