



**High Street, Uttoxeter. ST14 7JD**



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## **High Street, Uttoxeter**

Bagshaws Residential offer this characterful Grade II end terrace town house which retains some ORIGINAL FEATURES and is being sold with NO UPWARD CHAIN. Accommodation over three floors: ent hall with Minton tiled floor, lounge, dining room, breakfast kitchen, bathroom and three bedrooms. Garden.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Access to the property is gained via:

### Entrance Door:

Leading to:

### Entrance Hallway:

With Minton tiled flooring; wall panelling; central heating radiator; door to:

### Lounge:

13' 6" max x 11' 4" ( 4.11m max x 3.45m )

With sash window to the front elevation with shutters; feature fireplace housing a log burning stove; central heating radiator; wood effect flooring.

### Dining Room:

11' 4" x 9' 4" max ( 3.45m x 2.84m max )

Having feature fireplace; central heating radiator; window to the rear elevation; wood flooring; door leading to cellar.

### Breakfast Kitchen:

A fitted kitchen comprising one and a half bowl enamel sink and drainer set in a base unit; further base, wall and drawers units; complementary work surfaces; Range style cooker; breakfast bar; windows to the side and rear elevations; laminate flooring; central heating radiator; combi central heating boiler; door leading to:

### Lean To:

With tiled flooring; cold water tap.

### Stairs From The Hallway:

Leading to:

### First Floor Landing:

With doors off to:

### Bedroom:

15' 5" x 13' 7" ( 4.70m x 4.14m )

With cast iron feature fireplace; secondary double glazed sash window to the front elevation; central heating radiator.

### Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; secondary double glazed window to rear elevation; central heating radiator; cupboard; wall panelling.

### Second Floor Landing:

Access to loft.

### Bedroom:

15' 5" x 13' 8" ( 4.70m x 4.17m )

With window to the front elevation; central heating radiator; feature cast iron fireplace.

### Bedroom:

9' 8 x 9' ( 2.74m 8 x 2.74m )

With sash window to the rear elevation; central heating radiator.

### Gardens:

To the rear of the property is a patio area leading to a cottage garden with fruit trees and shrubbery. Pathway leading to further patio area.

### Please Note:

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



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## **High Street, Uttoxeter**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Three Storey End Terrace Town House
- Three Bedrooms. Bathroom

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109621 - 0005

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Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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