



New Street, Uttoxeter. ST14 7QS

welcome to

New Street, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this WELL APPOINTED traditional terrace which benefits from gas central heating & double glazing and comprises: lounge, kitchen diner, utility and to the first floor two bedrooms and bathroom. Enclosed rear garden. NO UPWARD 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.flooragent.com



Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to the first floor accommodation;
central heating radiator; door leading into:

Lounge:

12' 3" x 9' 9" max (3.73m x 2.97m max)

Having double glazed window to the front elevation;
feature cast iron fireplace with surround; central
heating radiator.

Kitchen Diner:

14' max x 12' 2" max (4.27m max x 3.71m max)

A fitted kitchen comprising one and a half bowl
stainless steel sink and drainer set in a base unit;
further base, wall and drawer units; complementary
work surface; integrated double oven with hob and
cooker hood over; appliance space; complementary
tiling; wood effect flooring; two double glazed
windows to the rear elevation; feature cast iron
fireplace; central heating radiator; door leading into:

Utility Room:

12' 11" x 3' 8" (3.94m x 1.12m)

Having double glazed windows to the side and rear
elevations; door leading out to the rear garden;
appliance space; central heating boiler.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With doors off to:

Bedroom One:

12' 4" x 9' 6" (3.76m x 2.90m)

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

Bedroom Two:

9' x 8' 3" max (2.74m x 2.51m max)

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

Bathroom:

Having bath with mixer tap and wall mounted
shower over; wash hand basin; low level w.c.;
complementary tiling; cast iron fireplace; laminate
flooring; double glazed window to the rear elevation;
storage cupboard; central heating radiator.

Rear Garden:

To the front of the property is a small forecourt
garden. The rear garden having patio area steps
leading to artificial grass area with timber fenced
boundaries and timber shed.

Please Note:

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



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welcome to

New Street, Uttoxeter

- Traditional Terrace
- Two Bedrooms. First Floor Bathroom
- Lounge. Kitchen Diner. Utility
- Enclosed Garden
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108251 - 0003

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