









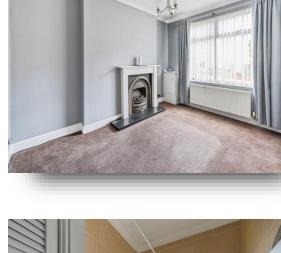
# welcome to

# **New Street, Uttoxeter**

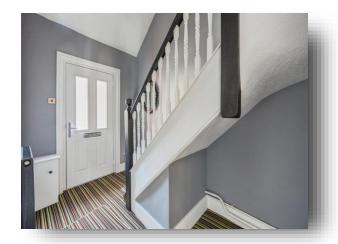
Bagshaws Residential advise EARLY VIEWING of this WELL APPOINTED traditional terrace which benefits from gas central heating & double glazing and comprises: lounge, kitchen diner, utility and to the first floor two bedrooms and bathroom. Enclosed rear garden. NO UPWARD CHAIN.













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.





## 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

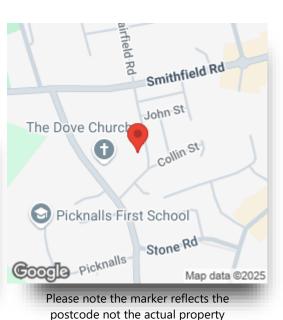
offers over

£180,000









view this property online bagshawsresidential.co.uk/Property/UTR108251



Property Ref: UTR108251 - 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 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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