









# welcome to

# **Dexter Drive, Bramshall, Uttoxeter**

Bagshaws Residential welcome to the market this modern semi detached property ideally suited to FIRST TIME / INVESTMENT BUYERS with the WELL APPOINTED accommodation comprising: guest cloakroom, lounge, kitchen diner and to the first floor two bedrooms and bathroom. Driveway and gardens.













Access to the property is gained via:

### **Entrance Door:**

Leading into:

## **Entrance Hallway:**

Having doors off to:

### **Guest Cloakroom:**

Having low level wc; wash hand basin with splashback tiling; central heating radiator.

### Lounge:

14' 9" x 9' 8" ( 4.50m x 2.95m )

Having double glazed window to the front elevation; understairs storage; central heating radiator; stairs to the first floor accommodation.

### **Kitchen Diner:**

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 electric oven; gas hob with cooker hood over; plumbing for dishwasher and washing machine; double glazed window; central heating radiator; wood effect flooring; central heating boiler.

## Stairs From Lounge:

Leading to:

## **First Floor Landing:**

With central heating radiator; doors off to:

#### **Bedroom One:**

14' 11" max x 8' 5" ( 4.55m max x 2.57m ) Having double glazed window to the rear elevation; central heating radiator.

#### **Bedroom Two:**

14' 11"  $\times$  8' 1" ( 4.55m  $\times$  2.46m ) With double glazed window to the front elevation; central heating radiator.

#### **Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; heated towel rail; double glazed window to the side elevation; wood effect flooring.

### **Gardens:**

Lawned area with shrub plantings to the front of the property with driveway providing off road parking. The rear garden having patio area, artificial lawn area and timber fenced boundaries. Partly completed Summer House with electrics which the frame can remain or be removed at buyers request.

### **Please Note:**

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

This property is subject to a road Management Charge refer to Agent for more details.





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## **Dexter Drive, Bramshall, Uttoxeter**

- Modern Semi Detached Home
- Two Bedrooms
- Bathroom. Guest Cloakroom.
- Kitchen Diner. Lounge
- Driveway. Gardens

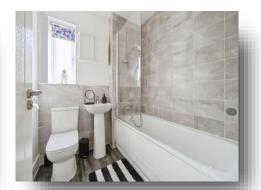
Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

£200,000









view this property online bagshawsresidential.co.uk/Property/UTR109776



Property Ref: UTR109776 - 0006 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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