



Hawthornden Gardens, Uttoxeter. ST14 7PB

welcome to

Hawthornden Gardens, Uttoxeter

Bagshaws Residential are delighted to market this semi detached bungalow which has undergone SIGNIFICANT REFURBISHMENT having been finished to an exquisite standard offering a modern interior and low maintained garden with a high degree of privacy. We recommend EARLY VIEWING so as not to miss out.



Access to the property is gained via a driveway providing off road parking for several vehicles leading to:

uPVC Entrance Door:

Leading into:

Entrance Hallway:

With central heating radiator; loft access; doors off to:

Lounge Kitchen Diner:

24' 9" max x 12' max (7.54m max x 3.66m max)

A refitted kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with hob and cooker hood over; vertical central heating radiator; complementary tiling; wood effect flooring; double glazed window to the rear elevation; French doors leading out to the garden; feature fireplace surround.

Refitted Shower Room:

Having walk in shower with wall mounted shower; wash hand basin set in a vanity unit; low level wc; double glazed window to the side elevation; heated towel rail; complementary tiling.

Bedroom:

With double glazed window to the front elevation; wood effect flooring; central heating radiator.

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With double glazed window to the front elevation; central heating radiator; wood effect flooring.

Garage:

Having up and over door; window to the side elevation.

Gardens:

To the front of the property the driveway provides parking for several vehicles leading to the garage with raised shrub planting border. The easily maintained rear garden offers a high degree of privacy having paved patio area and lawned area.

Please Note:

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



view this property online bagshawsresidential.co.uk/Property/UTR109811



welcome to

Hawthornden Gardens, Uttoxeter

- REFURBISHED TO A HIGH STANDARD
- Semi Detached Bungalow
- Open Plan Living Dining Kitchen
- Two Bedrooms. Shower Room
- Drive. Garden. Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109811 - 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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