









welcome to

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.

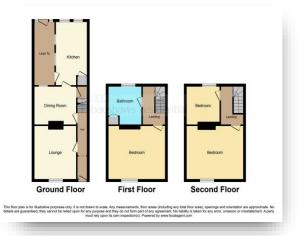












Access to the property is gained via:

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; 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' (2.95m 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.





welcome to

High Street, Uttoxeter

- Grade II Listed Three Storey End Terrace Town House
- Three Bedrooms. Bathroom
- Two Reception Rooms
- Kitchen, Cellar
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109815



Property Ref: UTR109815 - 0002 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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