



**High Street, Uttoxeter ST14 7JD**

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.



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 inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

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.



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## 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

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Property Ref:  
UTR109815 - 0002

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