

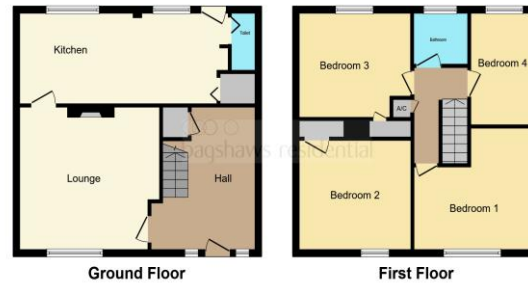


Eaton Road, Rocester, Uttoxeter. ST14 5LL

welcome to

Eaton Road, Rocester, Uttoxeter

Bagshaws Residential are delighted to bring to market this RARELY AVAILABLE FOUR BEDROOM non standard constructed property offering spacious living accommodation and garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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 inspection(s). Powered by www.fishtaggent.com



Access to the property is gained via:

Entrance Door:

Leading into:

Dining Hall:

14' 5" max x 10' 8" max (4.39m max x 3.25m max)

Having central heating radiator; stairs to the first floor accommodation; understairs storage cupboard; door leading to:

Lounge:

14' 6" max x 13' max (4.42m max x 3.96m max)

With feature brick fireplace with TV plinth and open hearth; double glazed window to the front elevation; central heating radiator.

Breakfast Kitchen:

21' 8" max x 8' 5" (6.60m max x 2.57m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; storage cupboard with bi-fold door; complementary work surface; integrated oven with hob; plumbing for washing machine; further appliance space; space for fridge freezer; complementary wall and floor tiling; two double glazed windows to the rear elevation; door leading into:

Cloakroom:

Having low level wc; wall and floor tiling.

Stairs From Dining Hall:

Leading to:

First Floor Landing:

Having door off to:

Bedroom:

11' 7" x 10' 6" (3.53m x 3.20m)

Having double glazed window to the front elevation; built in wardrobes with overhead storage; central heating radiator.

Bedroom:

10' 4" x 10' 1" (3.15m x 3.07m)

With double glazed window to the rear elevation; central heating radiator.

Bedroom:

12' 6" inc stair hub x 11' 8" (3.81m inc stair hub x 3.56m)

Having double glazed window to the front elevation; central heating radiator; stair hub.

Bedroom:

10' 8" x 6' 3" (3.25m x 1.91m)

With double glazed window to the rear elevation.

Family Bathroom:

Having bath with mixer taps; wash hand basin; low level wc; wall tiling; double glazed window to the rear elevation; laminate flooring; central heating radiator.

Gardens:

The front garden is landscaped with slate chippings and paved pathway to the entrance door with wall and timber fence boundaries. The rear garden is laid to lawn with paved patio area and timber fence boundaries.

Please Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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



view this property online [bagshawsresidential.co.uk/Property/UTR109781](https://www.bagshawsresidential.co.uk/Property/UTR109781)



welcome to

Eaton Road, Rocester Uttoxeter

- FOUR BEDROOM END OF TERRACE
- NO UPWARD CHAIN
- DINING HALL LOUNGE. BREAKFAST KITCHEN
- GROUND FLOOR WC. FIRST FLOOR BATHROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109781



Property Ref:
UTR109781 - 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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk