



**Vernon House, Balance Street, Uttoxeter. ST14 8JB**

**welcome to**

**Vernon House, Balance Street, Uttoxeter**

Bagshaws Residential offer this GROUND FLOOR one bedroom property situated in the heart of the market town of Uttoxeter close to local amenities. This property has a shared courtyard area with ALLOCATED CAR PARKING and is offered For Sale with NO ONWARD CHAIN. Grade II Listed.



Access to the property is gained via:

**Communal Entrance Door:**

Leading into:

**Hallway:**

With doors off to:

**Flat Entrance Door:**

Leading into:

**Lobby:**

Doors off to:

**Bathroom:**

Having bath with shower over; wash hand basin; low level wc; double door cupboard with plumbing for washing machine; wood effect flooring.

**Lounge / Kitchenette:**

10' 10" max x 8' 5" max ( 3.30m max x 2.57m max )

With wood effect flooring; double doors to kitchenette housing sink and drainer set in a base unit; further base and wall unit; point for cooker.

**Bedroom:**

10' 5" max x 6' 7" max ( 3.17m max x 2.01m max )

With window to the rear elevation; wood effect flooring.

**Communal Garden:**

Lawned and patio areas to the rear of the property.  
One allocated car parking space.

**Agent Note:**

This property is sold as seen and limited information will be available with regards to Property Information Form enquiries and there is currently no Leasehold information available.



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## **Vernon House Balance Street, Uttoxeter**

- Ground Floor One Bedroom
- NO ONWARD CHAIN
- Lounge. Kitchenette
- Bathroom
- Communal Garden. One Allocated Car Parking Space

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109969 - 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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**bagshaws residential**



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**