



New Street, Uttoxeter. ST14 7QS

welcome to

New Street, Uttoxeter

Bagshaws Residential advise that this IMMACULATELY PRESENTED terrace property MUST BE VIEWED to appreciate. Having REFITTED WREN KITCHEN & BATHROOM (circa 2025) and new carpets to the landing and bedrooms with the rest of the accommodation comprising lounge, boot room and two bedrooms. Rear garden.



Access to the property is gained via front forecourt leading to:

Entrance Door:

Leading into:

Hallway:

Having stairs to the first floor accommodation; central heating radiator; doors off to:

Lounge:

12' 2" x 10' 1" (3.71m x 3.07m)

With two double glazed window to the front elevations; feature fireplace with open hearth; central heating radiator.

Refitted Kitchen Diner:

14' 8" max x 12' 2" (4.47m max x 3.71m)

Refitted Wren kitchen (circa 2025) comprises sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; integrated oven with hob and cooker hood over; integrated fridge freezer, dishwasher and washing machine; complementary tiling; double glazed window to the rear elevation; wood effect flooring; exposed beam; alcove cupboards and shelving; door leading into:

Boot Room:

12' 6" x 3' 8" (3.81m x 1.12m)

With door leading to the side elevation; double glazed windows to the side elevation; tiled flooring.

Stairs From Hallway:

Leading to:

First Floor Landing:

With doors of to:

Bedroom One:

11' 11" max x 10' max (3.63m max x 3.05m max)

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

Bedroom Two:

8' 10" x 8' 8" (2.69m x 2.64m)

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

Refitted Bathroom:

Having bath; shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; complementary tiling; wood effect flooring; double glazed window to the rear elevation; heated towel rail; loft access.

External:

Gate leads to the small front forecourt area. The rear garden has patio area and steps lead up to lawned area having timber fence boundaries.

Please Note:

Shared access for dustbins.

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109907



welcome to

New Street, Uttoxeter

- IMMACULATELY PRESENTED Terrace Property
- REFITTED WREN KITCHEN. Boot Room. Lounge
- Gas Central Heating. Double Glazing
- Two Bedrooms. REFITTED BATHROOM
- Front forecourt. Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109907



Property Ref:
UTR109907 - 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.

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