

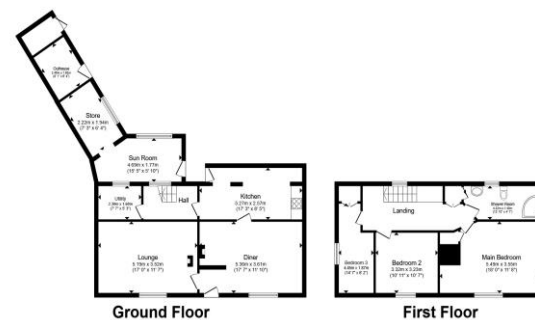


**Mead Cottage, Victoria Street, Yoxall, Burton-On-Trent.
DE13 8NG**

welcome to

Mead Cottage, Victoria Street, Yoxall, Burton-On-Trent

Bagshaws Residential have great pleasure in marketing this Grade II Listed cottage set in the heart of Yoxall village, this property has a wealth of character and charm and we recommend EARLY VIEWING.



Total floor area 139.4 m² (1,501 sq.ft.) approx
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 inspection(s). Powered by www.propertybox.co.uk



Access to the property is gained via:

Entrance Door:

Leading into:

Dining Room:

17' 9" into alcove x 11' 11" (5.41m into alcove x 3.63m)
With window to the front elevation; feature fire;
alcove shelving; quarry tiled flooring; exposed beams
to the ceiling; feature wall beams and laths; central
heating radiator; door leading into:

Lounge:

17' x 11' 6" (5.18m x 3.51m)
Having window to the front elevation; central heating
radiator; exposed beams to the ceiling; wood
flooring; feature beams and laths to walls; picture
wall lights; built in bookcase.

Breakfast Kitchen:

17' 3" max x 8' 4" (5.26m max x 2.54m)
A fitted kitchen comprising sink and drainer set in a
base unit; further base, wall and drawer units;
complementary work surfaces; integrated double
oven with gas hob; plumbing for washing machine;
quarry tiled flooring; complementary tiling; exposed
beams to the ceiling; window to the rear elevation.

Rear Lobby:

With stairs to the first floor accommodation; beams

Pantry:

Used for storage.

Sun Room:

Having windows over looking the rear garden; quarry
tiled flooring.

Stairs From Rear Lobby:

Leading to:

First Floor Landing:

Part restricted head height. With loft access hatch;
storage cupboard; exposed beam to the ceiling;
doors off to:

Bedroom One:

18' Max x 11' 10" (5.49m Max x 3.61m)
Part restricted head height. With window to the
front elevation; central heating radiator; exposed
beam to the ceiling; feature wall and lath beams;
storage cupboard.

Bedroom Two:

10' 7" x 10' 6" (3.23m x 3.20m)
Part restricted head height. Having window to the
front elevation; central heating radiator; feature
beam.

Bedroom Three:

Part restricted head height. Having window to the
side elevation; central heating radiator; storage
cupboard; original floorboarding.

Bathroom:

Part restricted head height. Having corner bath with
shower over; low level wc; wash hand basin; window
to the rear elevation; complementary tiling; original
floorboarding; exposed beam to wall and ceiling.

Rear Garden:

The rear garden is laid mainly to lawn with mature
tree, shrub and flower plantings; pond; paved
pathways and patio area.

Please Note:

Photographs may have been taken using a wide
angle lens.

The sale of this property is subject to grant of
probate. Please seek an update from the
branch with regards to the potential timeframes
involved.

Vendor has provided two summertime garden
photographs.



view this property online [bagshawsresidential.co.uk/Property/UTR109988](https://www.bagshawsresidential.co.uk/Property/UTR109988)



welcome to

Mead Cottage, Victoria Street, Yoxall, Burton-On-Trent

- Grade II Listed Cottage
- Character and Original Features
- Dining Room. Lounge. Sun Room. Breakfast Kitchen
- Three Bedrooms. Bathroom
- Rear Cottage Garden

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

offers over
£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109988 - 0004

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.



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