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- Large Detached Bungalow on a substantial Plot
- Parking and Garage
- EPC Band DD Rating 64 Council Tax G
- In need of internal updating
- Gas Central Heated and Double Glazed
- Ask an adviser to book you viewing



Marsh Bungalow, 32 Uttoxeter Road
Stoke-On-Trent, ST11 9NR

£495,000

Description

A large detached bungalow situated on a substantial plot with land at the front side and rear. The property is in need of internal updating but benefits from gas central heating and majority double glazing. Accommodation comprises large entrance porch, entrance hall, kitchen, utility, dining room, living room, three bedrooms and two bathrooms to the ground floor with further bedroom to the first floor. To the frontage is a private driveway leading to block paved parking suitable for four cars and a single garage with a large lawn to the front. The property has a small paddock at the rear and side of the property. To the rear is a patio seating area lawn garden onto a further side lawn.

Ground Floor

Entrance Porch

A large entrance porch with tiled floor, wall lights, polycarbonate roof, Power Point.

Entrance Hall

With tiled floor, panelled walls and built-in cupboard.

Kitchen 15' 4" x 7' 9" (4.68m x 2.35m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Fully tiled walls and carpeted floor. Includes radiator, Power Point, cooker point, Washer point.

Utility room 7' 3" x 9' 5" (2.21m x 2.87m)

Fitted wall and base units in pale wood with marble effect surfaces over. Fully tiled floor and fully tiled walls. Includes radiator, Power Point, Washer point, door to rear.

Living Room 23' 7" x 14' 4" (7.20m x 4.38m)

With wooden floor, feature hearth, Power Point, radiator, dual aspect windows onto rear.

Dining Room 13' 4" x 16' 3" (4.07m x 4.96m)

With wooden floor, radiator, PowerPoint, feature hearth.

Inner Hall

With carpet floor, radiator. access to 1st floor off.

Bathroom 8' 5" x 8' 4" (2.57m x 2.54m)

Fitted bathroom suite in pale green with WC, basin, shower cubicle. Fully tiled walls and fully tiled floor. Includes a radiator.

Bedroom 1 12' 5" x 11' 3" (3.78m x 3.43m)

With carpeted floor, radiator, Power Point.

Bedroom 2 12' 5" x 12' 0" (3.79m x 3.66m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bedroom 3 12' 5" x 11' 7" (3.78m x 3.52m)

With carpeted floor, radiator, Power Point, built-in units. En-suite bathroom off.

En-suite 8' 11" x 5' 10" (2.73m x 1.78m)

Fitted bathroom suite in white with WC, basin set in vanity unit and shower. Fully tiled walls and fully tiled floor. Includes radiator.

First Floor

Landing

With carpeted floor, eaves storage, storeroom off.

Bedroom 4 12' 5" x 11' 5" (3.78m x 3.47m)

With carpeted floor, Power Point

Outside

To the frontage is a tree lined private driveway leading to block paved parking suitable for four cars and a single garage. Also to the front is a large lawn. The property has a small paddock at the rear and side of the property. At the rear of the house is a patio seating area lawn garden onto a further side lawn.

Garage 30' 11" x 13' 11" (9.43m x 4.24m)

With concrete floor, electric roller shutter door, electrical power and lighting. Note maximum measurement through storerooms at the rear.

Overage

Please note that the current owners will be implementing a clawback within the contract that states any land included within the property title that is sold onto for developing purposes, they will be entailed to a percentage of this. Please call the agent for further information.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

32 Uttoxeter Road Draycott STOKE-ON-TRENT ST11 9NR	Energy rating D	Valid until: 29 April 2034
		Certificate number: 0300-2030-5340-2574-4755

Property type	Detached bungalow
Total floor area	152 square metres

Rules on letting this property

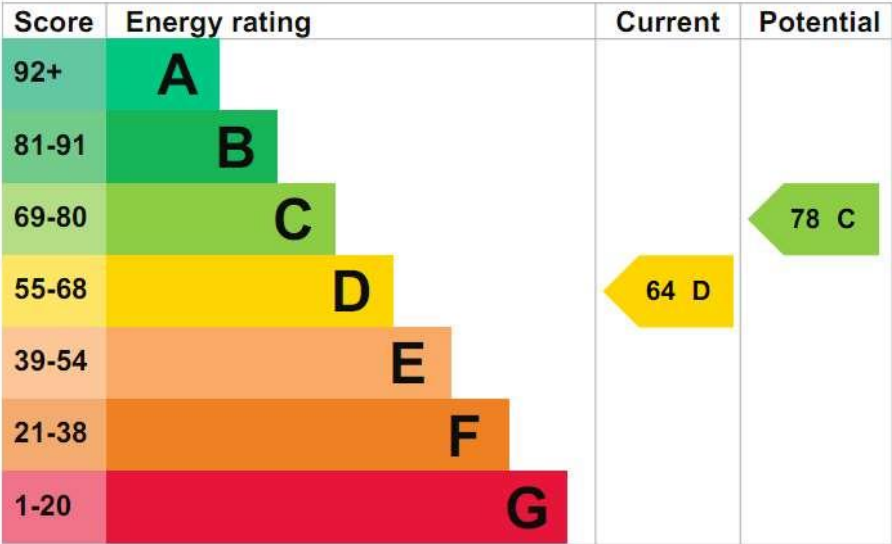
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance