

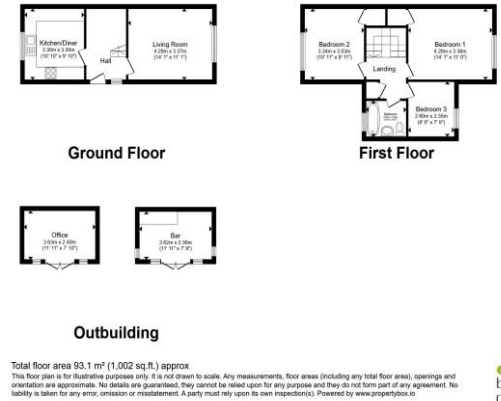


Lambert Road, Uttoxeter. ST14 7QY

welcome to

Lambert Road, Uttoxeter

Bagshaws Residential bring to the market this mid terrace town house offered For Sale with NO UPWARD CHAIN comprising: fitted kitchen and lounge and on the first floor: three bedrooms and family bathroom. Hard standing to the front with driveway and enclosed rear garden with two outbuildings.



Access to the property is gained via:

Side Entrance Door:

Leading into:

Entrance Hallway:

With double glazed window; stairs to the first floor accommodation; wood effect flooring; understairs storage; doors off to:

Breakfast Kitchen:

10' 10" max x 9' 10" max (3.30m max x 3.00m max)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; oven; hob with cooker hood over; plumbing for washing machine; further appliance space; complementary tiling; central heating radiator; double glazed window to the front elevation.

Lounge:

14' 1" x 11' 1" (4.29m x 3.38m)

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

Stairs From Hallway:

Leading to:

First Floor Landing:

With doors off to:

Main Bedroom:

14' 1" x 11' (4.29m x 3.35m)

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

Bedroom:

10' 11" x 9' 11" (3.33m x 3.02m)

With double glazed window; central heating radiator.

Bedroom:

8' 6" x 7' 9" (2.59m x 2.36m)

With double glazed window; central heating radiator.

Bathroom:

Having bath with wall mounted shower over and side screen; wash and basin and wc set in a vanity unit; heated towel rail; double glazed window; complementary tiling.

External:

Hard landscaped area to the front of the property with driveway parking with shrub planting. Rear garden having lawned area with gravel borders and timber fence boundaries.

Outbuilding One:

11' 11" x 7' 10" (3.63m x 2.39m)

Outbuilding Two:

11' 11" x 7' 9" (3.63m x 2.36m)

Please Note:

Photographs may have been taken using a wide angle lens.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lambert Road, Uttoxeter

- Mid Terrace Town House
- NO UPWARD CHAIN
- Fitted Kitchen. Lounge
- Three Bedrooms. Family Bathroom
- Hard Standing to Front, Drive & Rear Garden with Two Outbuildings

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110305



Property Ref:
UTR110305 - 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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