



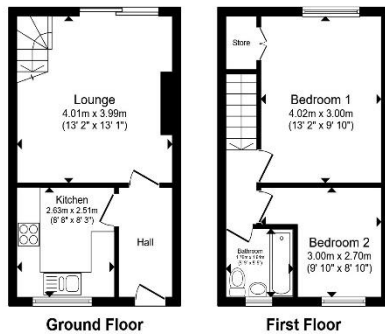
**Marlborough Way, Uttoxeter ST14 7HL**



**welcome to**

## **Marlborough Way, Uttoxeter**

Bagshaws Residential bring to the market this WELL PRESENTED modern mid terrace benefiting from double glazing & gas central heating comprises: kitchen, lounge diner, two bedrooms & bathroom. Side by side driveway parking to front & enclosed landscaped rear garden. Ideal FIRST TIME / INVESTMENT BUY.



Total floor area 53.8 m<sup>2</sup> (580 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. Powered by [www.propertybox.co](http://www.propertybox.co)

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Access to the property is gained via a block paved driveway providing off road side by side parking leading to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

With central heating radiator; meter cupboard; doors off to:

**Kitchen:**

8' 8" x 8' ( 2.64m x 2.44m )

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; complementary wall and floor tiling; integrated electric oven with hob and cooker hood over; plumbing for washing machine; integrated fridge freezer; double glazed window to the front elevation.

**Lounge Diner::**

13' x 13' max to back of stairs ( 3.96m x 3.96m max to back of stairs )

With double glazed window incorporating patio door leading out to the rear garden; central heating radiator; open tread stairs leading to:

**First Floor Landing:**

With loft access; central heating radiator; doors off to:

**Bedroom One:**

13' 1" x 9' 10" ( 3.99m x 3.00m )

Having double glazed window to the rear elevation; overstairs cupboard housing the gas central heating boiler; further storage cupboard; central heating radiator.

**Bedroom Two:**

8' 9" x 6' 11" plus recess ( 2.67m x 2.11m plus recess )

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

**Bathroom:**

Having P shaped bath with wall mounted shower over and side screen; wash hand basin set in a vanity unit; low level wc; complementary tiling; double glazed window to the front elevation.

**Gardens:**

Block paved driveway to the front providing side by side off road parking. The rear garden has patio area with pergola over, raised shrubbery beds, artificial grass and timber fenced boundaries. Rear gate leads to communal grass area. One additional car parking space in car park area off Parva Court.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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welcome to

## Marlborough Way, Uttoxeter

- Well Presented Modern Mid Terrace
- Kitchen. Lounge Diner
- Two Bedrooms. Bathroom
- Enclosed Rear Garden
- Side by Side Driveway Parking. Additional Car Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR110090 - 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.



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