

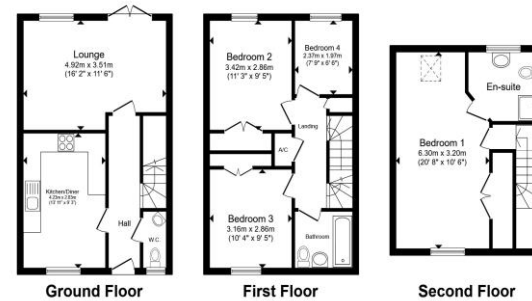


The Limes, Uttoxeter. ST14 7FA

welcome to

The Limes, Uttoxeter

Bagshaws Residential are delighted to market this three storey modern end town house with side drive, garage and enclosed rear garden and internally comprising: lounge, kitchen diner, to the first floor three bedrooms and family bathroom and to the second floor main bedroom one and en suite.



Total floor area 109.0 m² (1,173 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 inspections. Powered by www.propertybox.co.uk

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Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

With central heating radiator with cover; wood effect flooring; stairs to the first floor accommodation; doors off to:

Guest Cloakroom:

Having low level wc; wash hand basin; double glazed window to the front elevation; central heating radiator with cover.

Kitchen Diner:

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven with four ring gas hob and cooker hood over; plumbing for dishwasher and washing machine; integrated fridge freezer; central heating boiler; central heating radiator; complementary tiling; double glazed windows to the front and side elevations.

Lounge:

16' max x 11' 4" (4.88m max x 3.45m)
Having double glazed window to the rear elevation; double glazed French doors leading out to the rear garden; feature fire and surround; two central heating radiators.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With storage cupboards; doors off to:

Bedroom Two:

11' 3" x 9' 3" (3.43m x 2.82m)
With double glazed window to the rear elevation; central heating radiator; wall panelling; storage cupboard.

Bedroom Three:

10' 4" x 9' 4" (3.15m x 2.84m)
Having double glazed window to the front elevation; built in wardrobe; central heating radiator.

Bedroom Four:

7' 7" x 6' 5" (2.31m x 1.96m)
With double glazed window to the rear elevation; built in wardrobes; central heating radiator.

Family Bathroom:

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

Stairs Leading To:

Second Floor Landing:

With central heating radiator; built in shelving; door to:

Main Bedroom One:

20' 3" x 10' 5" max (6.17m x 3.17m max)
Part Restricted Head Height. Having double glazed window to the front elevation; sky light window to the rear elevation; two central heating radiators; built in wardrobes; door leading into:

En Suite:

Part restricted head height. Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; central heating radiator; complementary tiling; double glazed window to the rear elevation; wood effect flooring.

Garage:

Not measured. With up and over door; side personal door; power and lighting.

Gardens:

Landscaped frontage with shrub plantings and hedge boundary and driveway to the side providing parking leading to the garage. The rear garden has lawned area, raised timber decked area with steps, further decked area and timber fenced boundaries.

Please Note

Photographs may have been taken using a wide angle lens.



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welcome to

The Limes, Uttoxeter

- Modern Three Storey End Town House
- Second Floor Main Bedroom with En Suite
- Three Further Bedrooms. Family Bathroom. Guest Cloakroom
- Lounge Diner. Kitchen
- Drive. Garage. Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110087](https://www.bagshawsresidential.co.uk/Property/UTR110087)



Property Ref:
UTR110087 - 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.



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