

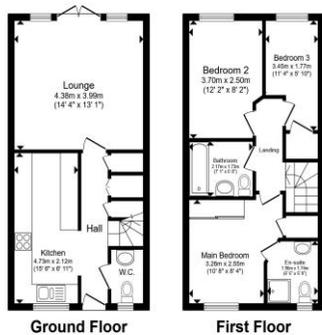


Sampson Avenue, Bramshall, Uttoxeter. ST14 5FG

welcome to

Sampson Avenue, Bramshall, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this modern semi detached home positioned on a GOOD SIZED PLOT benefiting from gas central heating & double glazing, comprises: guest cloaks; refitted breakfast kitchen, lounge, three bedrooms, en suite & bathroom. Driveway parking & generous rear garden.



Total floor area 78.0 m² (840 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



Access to the property is via a driveway providing off road parking and leading to:

Entrance Door:

Leading into:

Entrance Hallway:

Having central heating radiator; stairs to the first floor accommodation; understairs storage cupboards; doors off to:

Guest Cloakroom:

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

Refitted Breakfast Kitchen:

15' 5" x 10' 6" (4.70m x 3.20m)

A refitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; integrated electric oven with four ring gas hob and cooker hood over; integrated dishwasher, fridge and freezer; plumbing for washing machine; double glazed window to the front elevation; vertical central heating radiator.

Lounge:

14' 4" x 13' 2" (4.37m x 4.01m)

Having double glazed French doors with glazed panels either side leading out to the rear garden; two central heating radiators.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With doors off to:

Bedroom One:

10' 7" x 10' 4" max (3.23m x 3.15m max)

With double glazed window to the front elevation; fitted wardrobes; central heating radiator; overstairs storage cupboard; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; double glazed window to the front elevation; heated towel rail; complementary tiling.

Bedroom Two:

12' 2" x 8' 2" (3.71m x 2.49m)

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

Bedroom Three:

7' 7" plus recess x 5' 9" (2.31m plus recess x 1.75m)

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

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; double glazed window to the side elevation; heated towel rail; complementary tiling.

Gardens:

To the front of the property is driveway providing off road parking with landscaped foregarden. Side gated access leads to the rear garden which has patio area, lawn area with feature tree (having tree preservation order) and timber fenced boundaries.

Please Note:

Road Management Charges are payable.

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110078



welcome to

Sampson Avenue, Bramshall, Uttoxeter

- Modern Semi Detached. NO UPWARD CHAIN
- Three Bedrooms. En Suite
- Refitted Breakfast Kitchen opening into Lounge
- Guest Cloakroom. Family Bathroom
- Driveway. Gardens

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

offers over

£235,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110078](https://www.bagshawsresidential.co.uk/Property/UTR110078)



Property Ref:
UTR110078 - 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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