



Derby Road, Uttoxeter. ST14 8EA

welcome to

Derby Road, Uttoxeter

Bagshaws Residential welcome to the market with NO UPWARD CHAIN this modern three storey town house having main bedroom, en suite and dressing area on the second floor, kitchen and lounge diner on ground floor and two bedrooms and bathroom on first floor. Two car parking spaces at the rear.



Total floor area 109.2 m² (1,176 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 coordinates 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 accepted for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.propertybox.io

bagshaws
residential



Access to the property is gained via:

Entrance Door:

Under storm porch leading into:

Entrance Hall:

With central heating radiator; wood effect flooring; doors off to:

Guest Cloakroom:

Having low level wc; wash hand basin; complementary wall and floor tiling; heated towel rail; extractor fan.

Kitchen:

10' 7" x 7' 7" (3.23m x 2.31m)

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; integrated Bosch oven with four ring gas hob and cooker hood over; cupboard housing central heating boiler; plumbing for washing machine; further appliance space; double glazed window to front elevation; central heating radiator; complementary tiling;

Lounge Diner:

15' 5" max x 14' 9" max (4.70m max x 4.50m max)

Having feature fireplace; wood effect flooring; understairs storage cupboard; French doors leading out to the rear garden; double glazed window to the rear elevation; central heating radiator.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having storage cupboard; doors off to:

Bedroom Two:

14' 8" x 10' 8" (4.47m x 3.25m)

With fitted wardrobes; two double glazed windows to the rear elevation; central heating radiator.

Bedroom Three:

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

Family Bathroom:

Having bath; wash hand basin; low level wc; heated towel rail; complementary tiling; double glazed window to the front elevation.

Stairs:

Leading to:

Bedroom One:

14' 7" max x 11' 4" plus recess (4.45m max x 3.45m plus recess)

Part Restricted Head Height. With double glazed window to the front elevation; central heating radiator; wood effect flooring.

Dressing Area:

With fitted shelving.

En Suite:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; complementary tiling; double glazed window to the rear elevation.

Gardens:

Front forecourt garden with rail fencing. Southerly facing rear garden having artificial lawned area, decked area and brick built storage shed.

Parking:

Gate from rear garden leads to two car parking spaces, vehicular access via Russell Close.

Please Note:

Photographs may have been taken using a wide angle lens. Yearly Management Charges are payable.



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welcome to

Derby Road, Uttoxeter

- Modern Three Storey Town House
- NO UPWARD CHAIN
- Lounge Diner. Kitchen
- Three Bedrooms Master Bedroom with Dressing Area & En Suite
- Rear Garden. Two Car Parking Spaces

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£220,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
UTR110107 - 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.

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