









welcome to

Drovers Close, Uttoxeter

Bagshaws Residential offer to the market this modern town house ideally suited to FIRST TIME/INVESTMENT BUYERS situated in the heart of the market town of Uttoxeter. Accommodation comprises: guest cloakroom, kitchen, lounge diner, three bedrooms, en suite & bathroom. Rear garden. NO UPWARD CHAIN.













Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

With tiled flooring; central heating radiator; stairs to the first floor accommodation; doors off to:

Guest Cloakroom:

Having low level wc; wash hand basin with splashback tiling; central heating radiator.

Kitchen:

11' 1" max x 8' 10" (3.38m max x 2.69m)
A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base and wall units; work surface; integrated electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; central heating radiator; tiled flooring; double glazed window to the front elevation.

Lounge Diner:

15' 9" max x 13' 9" max (4.80m max x 4.19m max) Having double glazed window to the rear elevation; French doors leading out to the rear garden; two central heating radiators; storage cupboard.

Stairs From Hallway:

Leading to:

First Floor Landing:

Having airing cupboard; doors off to:

Bedroom One:

10' 10" x 9' 4" max (3.30m x 2.84m max) With double glazed window to the front elevation; built in wardrobes; central heating radiator; door leading into:

En Suite:

Having shower cubicle with all mounted shower; wash hand basin; low level wc; central heating radiator; complementary tiling; laminate flooring.

Bedroom:

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

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

Bathroom:

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

Rear Garden:

The rear garden is laid to lawn with patio area and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band B. This property is subject to Estate fees.





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Drovers Close, Uttoxeter

- Modern Terrace Town House
- Three Bedrooms. Master En Suite
- Family Bathroom. Guest Cloakroom
- Lounge Diner. Kitchen
- Enclosed rear garden. Two Allocated Car Parking Spaces

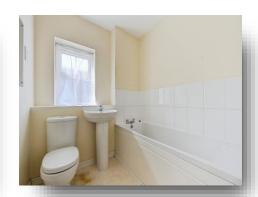
Tenure: Freehold EPC Rating: C

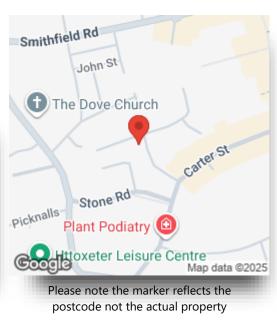
Council Tax Band: B

£200,000









view this property online bagshawsresidential.co.uk/Property/UTR109720



Property Ref: UTR109720 - 0005 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



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