



Ivinson Way, Bramshall, Uttoxeter. ST14 5EQ

welcome to

Ivinson Way, Bramshall, Uttoxeter

Bagshaws Residential offer this modern semi detached benefiting from NHBC Warranty and we recommend EARLY VIEWING to appreciate the accommodation comprising: guest cloakroom; lounge, kitchen diner, two bedrooms and bathroom. Drive and gardens. Excellent FIRST TIME or INVESTMENT property.



Total floor area 63.0 m² (676 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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

Access to the property is via:

Entrance Door:

Leading into:

Entrance Lobby:

With central heating radiator; tiled flooring; doors off to:

Guest Cloakroom:

Having wash hand basin; low level w.c.; central heating radiator; complementary tiling.

Lounge:

Having double glazed window to the front elevation; central heating radiator; stairs to the first floor accommodation; door leading into:

Kitchen Diner:

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with cooker hood over; plumbing for washing machine; integrated fridge freezer; central heating radiator; tiled flooring; double glazed French doors with glazed side panels leading out to the rear garden.

Stairs From The Lounge:

Leading to:

First Floor Landing:

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

Bedroom One:

Having double glazed window; central heating radiator.

Bedroom Two:

With double glazed window; central heating radiator.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; heated towel rail.

Outside:

The driveway to the side of the property provides off road parking and front forecourt area with slate chippings with hedge boundary, pathway and retaining wall. Enclosed rear garden which is mainly laid to lawn with shrub plantings, paved patio area and timber fenced boundaries.

Please Note:

This property is subject to a road Management Charge refer to Agent for more details.

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110186



welcome to

Ivinson Way, Bramshall, Uttoxeter

- Modern Semi Detached Home
- Lounge. Kitchen Diner with French Doors to Garden
- Two Bedrooms. Bathroom
- NHBC Warranty. Gas Central Heating. Double Glazing
- Driveway Parking. Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110186](https://www.bagshawsresidential.co.uk/Property/UTR110186)



Property Ref:
UTR110186 - 0002

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.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)