



Riversfield Drive, Rocester, Uttoxeter ST14 5LN

welcome to

Riversfield Drive, Rocester, Uttoxeter

Bagshaws Residential are delighted to market this WELL PRESENTED semi detached property situated in a popular village of Rocester. We recommend EARLY INTERNAL VIEWING to appreciate the accommodation comprising: kitchen diner, lounge, three bedrooms & family bathroom. GARAGE, drive & gardens.



Access to the property is gained via a driveway providing off parking giving access to the garage and leading to:

Entrance Door:

Leading into:

Entrance Porch:

With double glazed windows to the front and side elevations; door leading into:

Lounge:

14' 5" x 13' 6" (4.39m x 4.11m)

Having double glazed windows to the front and side elevations; stairs to the first floor accommodation; central heating radiator; door leading to:

Kitchen Diner:

14' 8" x 10' 6" (4.47m x 3.20m)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated electric oven with cooker hood over; integrated fridge freezer; plumbing for washing machine; double glazed window to the rear elevation; door leading out to the rear garden; understairs store cupboard; laminate flooring.

Stairs From The Lounge:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; loft access housing central heating boiler; doors off to:

Bedroom One:

13' 8" exc wardrobes x 8' 1" max (4.17m exc wardrobes x 2.46m max)

Having double glazed window to the front elevation; built in mirror door wardrobes; central heating radiator; storage cupboard.

Bedroom Two:

9' 2" x 8' 2" (2.79m x 2.49m)

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

Bedroom Three:

10' 9" into door recess x 5' 11" max (3.28m into door recess x 1.80m max)

With double glazed window to the front elevation; central heating radiator; overstairs store cupboard.

Family Bathroom:

Having bath; wash hand basin; low level w.c.; complementary tiling; central heating radiator; double glazed window to the rear elevation.

Garage:

Having up and over door; power and lighting.

Gardens:

The front garden is laid to lawn with side gated access leading to the garage. The rear garden being laid to lawn with patio area and having both hedge and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band B



view this property online bagshawsresidential.co.uk/Property/UTR109751



welcome to

Riversfield Drive, Rocester, Uttoxeter

- Semi Detached
- Three Bedrooms
- Kitchen Diner. Lounge
- Family Bathroom
- Detached Garage. Driveway. Gardens

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

offers in the region of

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109751



Property Ref:
UTR109751 - 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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