



Stone Road, Uttoxeter. ST14 7QP

welcome to

Stone Road, Uttoxeter

Bagshaws Residential offer to the market this traditional terrace property which benefits from gas central heating, is positioned in close proximity to the market town of Uttoxeter and has GOOD SIZED accommodation comprising lounge, dining room, kitchen, utility. First floor two bedrooms & bathroom.



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 inspectors. Powered by www.focalagent.com

Access to the property is via steps leading up to:

Entrance Door:

Leading into:

Lounge:

12' 8" excluding bay x 11' 11" (3.86m excluding bay x 3.63m)

Having double glazed bay window to the front elevation; wood effect flooring; feature chimney breast; central heating radiator; door leading into:

Inner Hall:

With stairs to the first floor accommodation; glazed door leading into:

Dining Room:

12' 6" x 12' max (3.81m x 3.66m max)

Having double glazed window to the rear elevation; central heating radiator; understairs storage; wood effect flooring; glazed door leading into:

Kitchen:

12' 4" x 6' 11" (3.76m x 2.11m)

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; freestanding electric cooker with gas hob and cooker hood over; tiled flooring; two double glazed windows to the side elevation; double glazed door leading to the side elevation; opening with step down to:

Utility Room:

6' 10" max x 4' 5" max (2.08m max x 1.35m max)

Having work surface with plumbing for washing machine and further appliance space below; tiled flooring; central heating radiator; double glazed patio doors leading outside; door leading into:

Cloakroom:

With low level wc; wash hand basin.

Stairs From Hall:

Leading to:

First Floor Landing:

With doors off to:

Bedroom One:

12' 8" x 12' max (3.86m x 3.66m max)

With double glazed window to the front elevation; central heating radiator; storage cupboard; feature cast iron fireplace.

Bedroom Two:

12' 7" x 11' 4" (3.84m x 3.45m)

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

Bathroom:

Having bath with wall mounted shower over with side screen; low level wc; wash hand basin; two doubled glazed window; storage cupboard; complementary tiling.

Outside:

Steps lead up to front forecourt area. The rear garden is mainly laid to lawn with patio area and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109682



welcome to

Stone Road, Uttoxeter

- GOOD SIZED Traditional Terrace
- Two Bedrooms. Bathroom
- Two Reception Rooms. Kitchen
- Ground Floor Cloakroom. Utility
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109682



Property Ref:
UTR109682 - 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.

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