

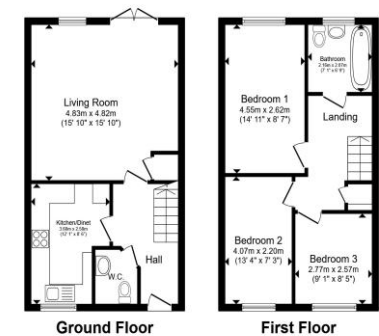


**Riversfield Drive, Rocester, Uttoxeter. ST14 5LH**

welcome to

## Riversfield Drive, Rocester, Uttoxeter

Bagshaws Residential offer to the market this SPACIOUS modern end town house as 50% shared ownership ideal for FIRST TIME BUYERS. In brief comprising: lounge diner, breakfast kitchen, guest cloakroom, three bedrooms & family bathroom. Enclosed rear garden and two allocated car parking spaces.



Total floor area: 92.6 m<sup>2</sup> (999 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 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.properplan.co](http://www.properplan.co)

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having stairs to the first floor accommodation; central heating radiator; wood effect flooring; doors off to:

**Guest Cloakroom:**

With double glazed window to the front elevation; low level wc; wash hand basin; central heating radiator; wood effect flooring.

**Breakfast Kitchen:**

12' 1" Max x 8' 6" Max ( 3.68m Max x 2.59m Max )  
A fitted kitchen comprising sink and drainer set in a base unit, further base, wall and drawer units; complementary work surface; breakfast bar; cooker with hob; plumbing for a washing machine and dishwasher; space for fridge freezer; double glazed window to the front elevation; complementary splashback tiling.

**Lounge Diner:**

15' 10" x 15' 10" ( 4.83m x 4.83m )  
Having double glazed window to the rear elevation; French doors leading out to the rear garden; central heating radiator; two storage cupboards; wall panelling.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With overstairs store cupboard; doors off to:

**Bedroom One:**

14' 11" x 8' 7" ( 4.55m x 2.62m )  
Having double glazed window to the rear elevation; central heating radiator; wood effect flooring.

**Bedroom Two:**

13' 4" x 7' 3" ( 4.06m x 2.21m )  
With double glazed window to the front elevation; central heating radiator.

**Bedroom Three:**

9' 1" x 8' 5" ( 2.77m x 2.57m )  
With double glazed window to the front elevation; central heating radiator.

**Family Bathroom:**

Having bath with wall mounted shower over; wash hand basin; low level wc; double glazed window to the rear elevation; central heating radiator; complementary tiling.

**Gardens:**

Lawned area to the front of the property with pathway and flower bed plantings. The rear garden is laid to lawn having patio area with timber fenced boundaries and gate leads to the two tandem allocated car parking spaces.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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## Riversfield Drive, Rocester, Uttoxeter

- 50% Shared Ownership. Ideal First Time Buy
- Modern End Terrace. Three Bedrooms
- Lounge Diner. Breakfast Kitchen
- Guest Cloakroom. Family Bathroom
- Two Allocated Car Parking Spaces. Gardens

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: £4,320 per annum (£360 per calendar month)

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£95.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110263 - 0003

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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.



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