



Francome Drive, Bramshall ,Uttoxeter. ST14 5EU

welcome to

Francome Drive, Bramshall, Uttoxeter

Bagshaws Residential are delighted to market this WELL APPOINTED modern end of terrace property offering excellent accommodation comprising: guest cloakroom, lounge, kitchen diner and to the first floor three bedrooms with EN SUITE to the main bedroom & family bathroom. Drive, garage & gardens.



Access to the property is gained via driveway leading to the garage and also to:

Entrance Door:

Leading into:

Entrance Lobby:

With central heating radiator; doors off to:

Guest Cloakroom:

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

Lounge:

13' 4" x 10' 11" (4.06m x 3.33m)

Having double glazed window to the front elevation; two central heating radiators; stairs to the first floor accommodation; understairs storage cupboard.

Kitchen Diner:

15' 7" MAX x 11' 6" MAX (4.75m MAX x 3.51m MAX)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; integrated fridge freezer; plumbing for dishwasher and washing machine; integrated oven with gas hob and cooker hood over; cupboard housing the central heating boiler; central heating radiator; wood effect flooring; double glazed French doors with glazed side panels leading out to the garden.

Stairs from Lounge:

Leading to:

First Floor Landing:

With doors off to:

Main Bedroom One:

11' 6" x 8' 4" excluding recess (3.51m x 2.54m excluding recess)

Having fitted storage cupboards; double glazed window to the rear elevation; central heating radiator; door leading into:

En Suite:

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

Bedroom Two:

10' 1" x 8' 7" (3.07m x 2.62m)

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

Bedroom Three:

6' 9" x 6' 8" (2.06m x 2.03m)

Currently used as a study. With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; complementary wall and floor tiling; central heating radiator; spot lights.

Attached Garage:

20' 5" x 10' 8" (6.22m x 3.25m)

Having up and over door.

Gardens:

To the front the driveway provides off road parking with EV charging point, lawned area with shrub plantings and paved pathway to entrance door. The rear garden is mainly laid to lawn with paved patio area and paved pathway enclosed with timber fenced boundaries. Rear gate.

Please Note:

Photographs may have been taken with wide angle lens.

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



view this property online bagshawsresidential.co.uk/Property/UTR110182



welcome to

Francome Drive, Bramshall, Uttoxeter

- Modern End of Terrace Family Home
- Three Bedrooms. En Suite to Main Bedroom
- Family Bathroom. Guest Cloakroom
- Kitchen Diner. Lounge
- Driveway. Garage. Gardens

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

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110182



Property Ref:
UTR110182 - 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