

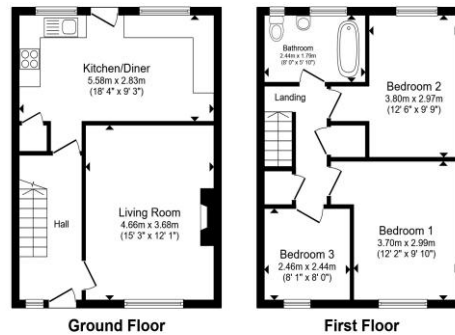


Bentley Road, Uttoxeter. ST14 7NQ

welcome to

Bentley Road, Uttoxeter

Bagshaws Residential offer with NO UPWARD CHAIN this well presented three bedroom mid terrace home ideal for first time buyers and growing families. Featuring a stylish refitted kitchen/diner, spacious living accommodation, generous rear garden and detached garage.



Total floor area 94.7 m² (912 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 inspection(s). Powered by www.propertybox.co.uk

bagshaws
residential



Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hall:

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

Lounge:

15' 3" x 12' 1" into alcove (4.65m x 3.68m into alcove)
(Fireplace has been removed) Having double glazed window to the front elevation; central heating radiator.

Refitted Kitchen Diner:

18' 4" max x 9' 3" max (5.59m max x 2.82m max)
A refitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with hob and cooker hood over; integrated dishwasher; plumbing for washing machine; space for an American style fridge freezer; wood effect flooring; two double glazed windows to the rear elevation; central heating radiator; storage cupboard; door leading to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With cupboard housing the boiler; doors off to:

Bedroom One:

12' 2" x 9' 10" plus door recess (3.71m x 3.00m plus door recess)
Currently used as a nursery. Having double glazed window to the front elevation; central heating radiator.

Bedroom Two:

12' 6" x 9' 9" plus door recess (3.81m x 2.97m plus door recess)
With double glazed window to the rear elevation; central heating radiator.

Bedroom Three:

8' 1" x 8' (2.46m x 2.44m)
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; wood effect flooring.

Detached Garage:

16' x 7' 9" (4.88m x 2.36m)
Situated in a short distance from the property. With drive in front and up and over door.

Gardens:

Gated access leads to the front garden which has lawned area with stone wall boundary. The rear garden is laid to lawn with patio area and has timber fenced boundaries with rear gate.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110235



welcome to

Bentley Road, Uttoxeter

- NO UPWARD CHAIN Mid Terrace Property
- Stylish Refitted Kitchen Diner. Spacious Lounge
- Three Well Proportioned Bedrooms. Bathroom
- Detached Garage a short distance from the property.
- Gardens to the front and rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110235



Property Ref:
UTR110235 - 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