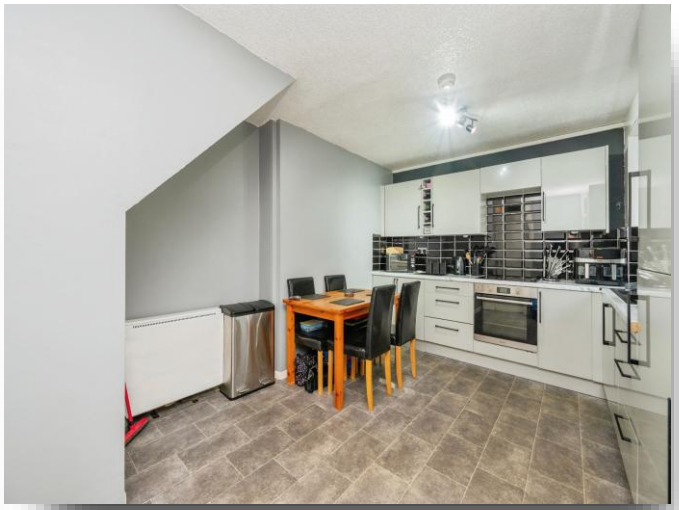






Eaton Road, Rocester, Uttoxeter. ST14 5LL

bagshaws residential

welcome to

Eaton Road, Rocester, Uttoxeter

Bagshaws Residential bring to the market this three bedroom mid terrace property having undergone some improvement works including reconstructing the uPVC conservatory and refitting of the kitchen diner and shower room giving prospective purchasers the opportunity to add their own style and finish.

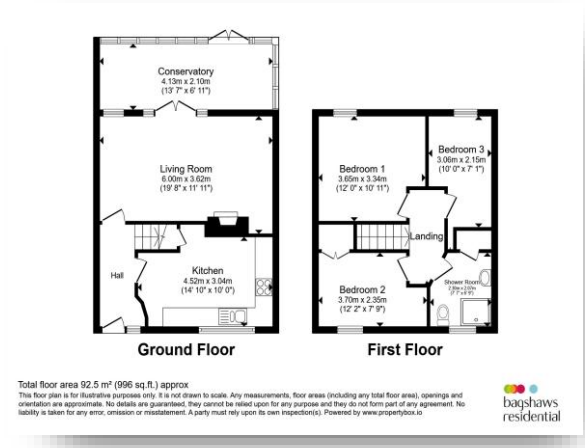












Access to the property is gained via a shared pathway leading to:

Entrance Door:
Leading into:

Entrance Hallway:
Having stairs to the first floor accommodation; wood effect flooring; wall mounted electric heater; doors off to:

Refitted Kitchen Diner:
14' 10" x 10' (4.52m x 3.05m)
A refitted 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 oven with hob; integrated fridge freezer; plumbing for washing machine; further appliance space; understairs storage cupboard; double glazed window to the front elevation; window to the side elevation looking into hallway; wall mounted electric heater; complementary tiling.

Lounge:
19' 8" x 11' 11" (5.99m x 3.63m)
Having glazed window to the rear elevation looking into conservatory; feature fireplace housing fire; wall mounted electric heater; glazed French doors leading into:

Conservatory:
13' 7" x 6' 11" (4.14m x 2.11m)
Being of uPVC construction on a dwarf brick wall with French doors leading out to the garden.

Stairs From The Hallway:
Leading to:

First Floor Landing:
With loft access; electric storage heater; doors off to:

Bedroom One:
12' x 10' 11" (3.66m x 3.33m)
Having double glazed window to the rear elevation.

Bedroom Two:
12' 2" x 7' 9" (3.71m x 2.36m)
Having double glazed window to the front elevation; electric storage heater; overstairs cupboard.

Bedroom Three:
10' x 7' 1" max (3.05m x 2.16m max)
With double glazed window to the rear elevation.

Refitted Shower Room:
Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; double glazed window to the front elevation; storage cupboard; complementary wall and floor tiling.

Gardens:
The driveway to the front has shared access to off road parking and lawned area. The rear garden has patio area, raised lawned area and timber fence boundaries.

Please Note:
Photographs may have been taken using a wide angle lens. This property is of non-standard construction.

welcome to

Eaton Road, Rocester Uttoxeter

- Mid Terrace Family Home
- REFITTED KITCHEN DINER & SHOWER ROOM
- Lounge. RECENTLY CONSTRUCTED CONSERVATORY
- Three Bedrooms
- Off Road Parking. Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£170,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110123

The Property Ombudsman

Property Ref:
UTR110123 - 0005

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

01889 567567

Uttoxeter@bagshawsresidential.co.uk

17 High Street, UTTOXETER, Staffordshire, ST14 7HP

bagshawsresidential.co.uk

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.