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## **The Old Smithy, Uttoxeter, ST14 5BG**

**A three bedroom detached property situated in the heart of Bramshall with off-road parking. Having UPVC double glazing throughout and gas fired central heating.**

**In brief, the property comprises hallway, open plan kitchen/living area, downstairs bathroom, three bedrooms and converted room accessed via a separate entrance door which could be used as an office/games room or storage facility.**

**To the front is off road parking for two vehicles. There is no rear garden to this property.**

**STRICTLY NO PETS  
DEPOSIT £695**

**Price: £695 Per Calendar Month**

Subject to contract

## ACCOMMODATION

### Entrance Hall 2.7m x 2.04m (8'10" x 6'8")

Entrance into the property through a UPVC double glazed door, with wood effect laminate flooring, radiator, doors lead to downstairs WC & bathroom and open plan kitchen/living room area.



### Open Plan Living/Kitchen 5.71m x 4.9m (18'9" x 16'1")

A large open plan room with two UPVC double glazed window to the front, carpeted to the living room area, spotlights to ceiling, central heating radiator and TV point. To the kitchen is a lino effect flooring with wall and base units, stainless steel sink and drainer.



### Downstairs Bathroom

A downstairs bathroom with separate toilet. The bathroom provides a bath with shower over, pedestal hand wash basin, extractor fan, radiator and tiles to floor and walls.



### Bedroom One

Carpeted throughout with UPVC double glazed window to the front, fitted wardrobes and radiator.



### Bedroom Two 2.7m x 3.9m (8'10" x 12'10")

Carpeted with spotlights to ceiling, built in wardrobes, radiator and upvc double glazed window to the front.



### Bedroom Three 2.95m x 2.3m (9'8" x 7'7")

Carpeted with radiator, lighting and upvc double glazed window to the front.