

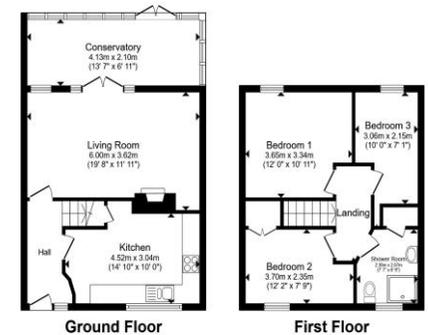


Eaton Road, Rocester ,Uttoxeter. ST14 5LL

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.



Total floor area 92.5 m² (996 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.propertybox.co

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.



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



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: Awaited

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110123](https://www.bagshawsresidential.co.uk/Property/UTR110123)



Property Ref:
UTR110123 - 0004

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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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