



19 Severn Close
Uttoxeter



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19 Severn Close

Uttoxeter
Staffordshire
ST14 8UJ

- * A well maintained modern two bedroomed end-terrace property situated close to the town centre, local amenities and within easy reach of local transport links.
- * The property briefly comprises: Entrance Hall, Kitchen and Living Room the ground floor. Landing Area, Two Bedrooms and Superb Bathroom to the first floor.
- * To the rear is an enclosed garden mainly laid to lawn with small patio area, to the side of the property is a driveway providing off street parking.
- * The property is located in a quiet cul-de-sac position and also benefits from gas fired central heating and Upvc double glazing.
- * The property is offered For Sale with No Upward Chain involved.
- * To view call Bury & Hilton on 01538383344.



Offers In The Region Of £190,000



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Leek - 01538 383344



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General Information

Entrance Hall

Tiled floor. Radiator.

Kitchen 8'5" x 7'9" (2.57 x 2.36)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob, electric oven below and extractor unit above. Central heating boiler. Tiled floor. Coving. Plumbing point.

Living Room 15'5" x 11'9" (4.70 x 3.58)

Radiator. Stairs off. Coving. Rear door to garden area.

Landing Area

Access to:

Bedroom 11'11" x 11'9" (3.63 x 3.58)

Radiator.

Bedroom 12'1" x 5'8" (3.68 x 1.73)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

Outside

To the rear is an enclosed garden mainly laid to lawn with small patio area, to the side of the property is a driveway providing off street parking.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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