



ESTATE AGENTS

... the key to a successful move



Uttoxeter Road, Draycott, Stoke-On-Trent, ST11 9AB

**Offers in the
region of
£192,500**

* TWO BEDROOM SEMI DETACHED BUNGALOW

* LOUNGE/DINER * KITCHEN * BATHROOM

* DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING * GARAGE

* FRONT AND REAR GARDEN

w: www.keysestateagents.co.uk

Uttoxeter Road, Draycott, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Welcome to this charming semi-detached bungalow located on Uttoxeter Road in the delightful village of Draycott. This property boasts, entrance hall, lounge/diner, kitchen, two good sized bedrooms with a conservatory of bedroom two and a family bathroom. This is the ideal retirement bungalow for those looking to downsize and enjoy a peaceful lifestyle.

Situated on a large plot, this house offers ample space both inside and out, perfect for those who appreciate a good-sized garden for relaxing or entertaining. While the property may need some updating, this presents a fantastic opportunity for the new owners to put their stamp on it and create a home tailored to their tastes and preferences.

One of the highlights of this property is the stunning views to the rear, providing a picturesque backdrop to everyday life. Imagine waking up to the sight of rolling hills or enjoying a cup of tea in the garden while taking in the serene surroundings.

If you are seeking a property with potential, character, and a great location, then this semi-detached h on Uttoxeter Road is definitely worth considering. Don't miss out on the chance to transform this bungalow into your dream home and enjoy the tranquillity that Draycott has to offer.

LOUNGE/DINER 19'8" x 11'5" (6m x 3.5m)

Coving to the ceiling, radiator, wall and ceiling light points, uPVC double glazed window.

KITCHEN 9'2" x 6'10" (2.8m x 2.1m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, hob and extractor hood, sink and drainer with mixer tap, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances, wall mounted boiler enclosed in kitchen cupboard. Ceiling light point, tiled walls, laminate wood effect flooring, radiator, two uPVC double glazed windows, uPVC exterior door

BEDROOM ONE 11'1" x 10'9" (3.4m x 3.3m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window

BEDROOM TWO 13'9" x 7'6" (4.2m x 2.3m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window and door leading to the conservatory

CONSERVATORY 11'9" x 7'10" (3.6m x 2.4m)

UPVC double glazed conservatory with ceiling light point, laminate wood effect flooring, uPVC double glazed door to outside

BATHROOM 9'6" x 7'2" (2.9m x 2.2m)

Fitted with a three piece white bathroom suite comprises 'P' shaped bath with over bath shower and screen, pedestal wash hand basin, low level w.c. Recessed lighting and central light point, radiator, fully wall tiled, laminate wood effect flooring, uPVC double glazed window

OUTSIDE

Mature gardens to the front and rear, with the rear gardens backing onto open fields. Drive providing ample parking and leading to a garage

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 399911

3D 360° VIRTUAL TOUR



Available for this property!

To view please look within the menu.



Uttoxeter Road, Draycott, Stoke-On-Trent,

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor

Uttoxeter Road, Draycott FLOOR PLAN



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