



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

£189,000

- Two Bedrooms
- Overlooking Farm Land
- Unmodernised At Present
- No Onward Chain!
- Huge Rear Garden
- Create Your Ideal Home
- Gas Central Heating
- Outstanding Location & Potential

A bungalow with massive potential!

Location and potential are key to the desirability of this semi-detached bungalow.

The property has a modest front elevation but the huge and long rear garden with open views means that it undoubtedly offers exceptional potential for extension and alteration to make the most of its position.

At present the accommodation is in need of modernisation although it does have gas central heating and there is ample parking space at the front of the property as well as a large garage and various outbuildings within the garden.

For more information call or e-mail us.



KITCHEN

8'10 x 6'10 side (2.69m x 2.08m side)

UPVC double glazed external door and windows to the side and front. Basic range of kitchen units.

INNER HALL

BEDROOM ONE

11'11 x 11'10 front (3.63m x 3.61m front)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

8'10 max x 7'1 side (2.69m max x 2.16m side)

White low level W/C, pedestal wash basin and walk-in shower. UPVC double glazed window. Double radiator. Tiled walls. Airing cupboard with insulated cylinder and electric immersion heater.

BEDROOM TWO

9'6 x 8'3 (2.90m x 2.51m)

Fitted carpet. Radiator. Internal single glazed window between this room and the conservatory.

LOUNGE

20'11 x 10'7 rear (6.38m x 3.23m rear)

Fitted carpet. Radiator. Three UPVC double glazed windows to the side and rear. Coal effect gas fire with back boiler for central heating. Doors leading into the ...

CONSERVATORY

17'1 x 5'10 (5.21m x 1.78m)

Radiator. UPVC double glazed windows and rear door.

OUTSIDE

Driveway with parking and turning space. Lawned front garden.

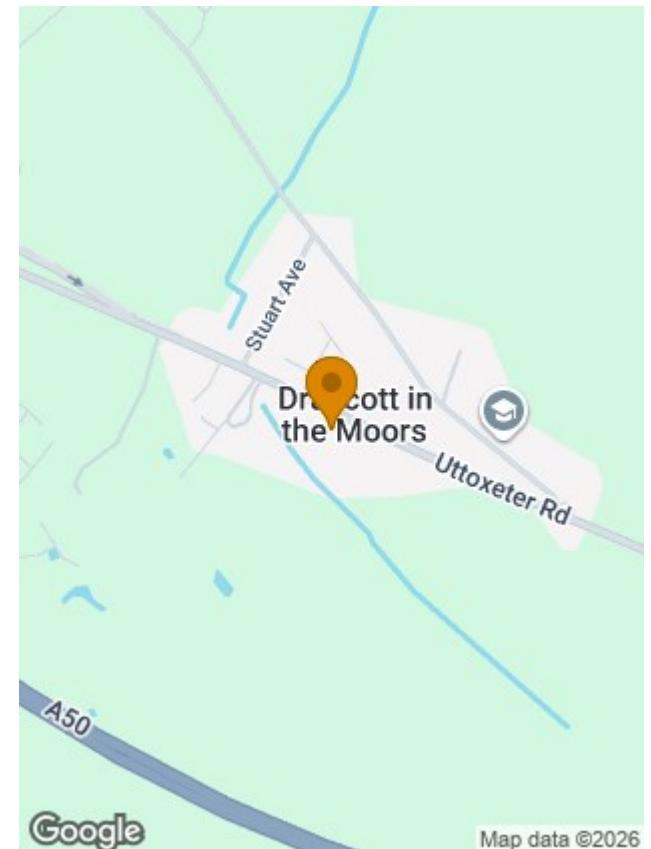
Huge rear garden with open farm land beyond together with greenhouse and various outbuildings

LARGE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MATERIAL INFORMATION

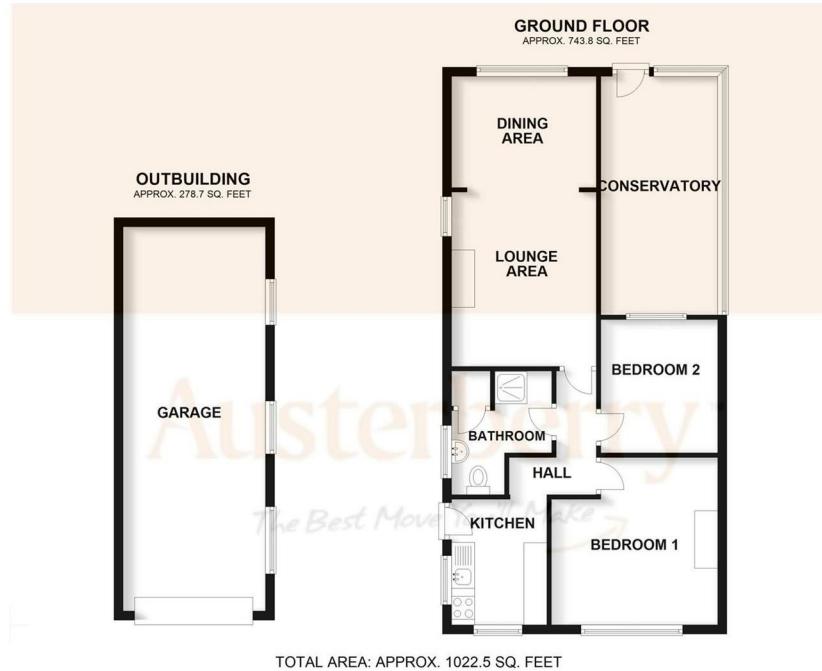
Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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