





**\*\* THREE BEDROOM SEMI-DETACHED PROPERTY \*\* FANTASTIC POTENTIAL TO IMPROVE \*\* WALKING DISTANCE TO TOWN CENTRE \*\* NO CHAIN \*\***

A traditional three bedroom semi-detached property, situated nearby to Uttoxeter town centre. The uPVC double glazed and gas central heating accommodation briefly comprises hallway, lounge, kitchen/diner, cloaks/WC, three bedrooms and family bathroom. Externally, there is ample parking various cars on the tarmac driveway. The rear and side gardens have a paved patio leading to a fenced garden with mostly lawn, bordered by well-stocked flower beds, and including a shed and greenhouse. Gated entry at the front reveals a spacious side and front lawns with beautiful display beds and borders filled with diverse shrubs and plants.

The property is conveniently located close to the Town Centre and within easy access to local amenities such as shops, schools, and leisure centre. Easy access to A50 which links all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



 **ABODE**  
SALES & LETTINGS

## Ground Floor

Upon entry through the uPVC part obscure double glazed door, you're welcomed into the hallway, featuring stairs leading to the first floor, an under stairs cupboard, and access to the ground floor accommodation along with a downstairs WC.

The generously sized lounge spans the entire depth of the property, boasting French doors opening directly onto the rear garden, a front-facing window, and a focal point fireplace with a coal effect gas fire.

The spacious dining kitchen is equipped with a range of base and eye-level units, complemented by fitted work surfaces, an inset sink unit beneath one of the dual aspect windows, space for a gas cooker, integrated dishwasher, and additional appliance space. The wall-mounted combination gas central heating boiler is conveniently located within the kitchen, with a uPVC part obscure double glazed door providing access to the rear garden.

## First Floor

Ascending to the first floor via the landing illuminated by a front-facing window, you'll find the bedrooms, two of which comfortably accommodate double beds. The accommodation is completed by the fitted family bathroom, featuring a white three-piece suite comprising a panelled bath with an electric shower and fitted glazed screen

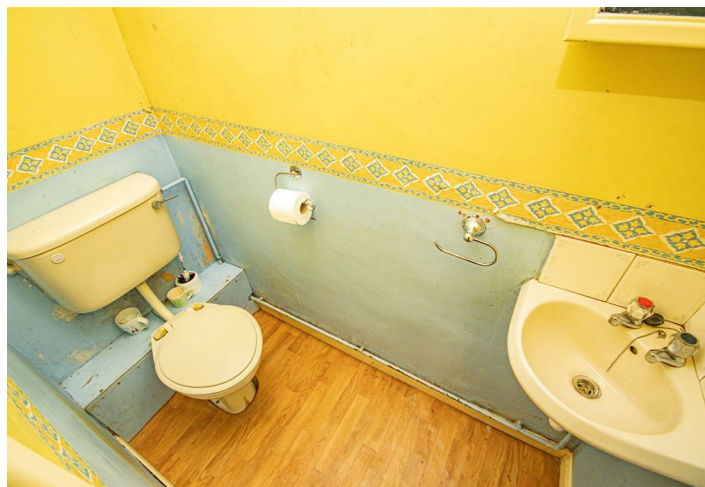
## Outside

Outside, the rear garden comprises a paved patio area leading to a well-maintained lawn with flourishing borders, a shed, and a greenhouse.



Gated access leads to the front garden, predominantly laid to lawn with vibrant display beds and borders hosting a variety of shrubs and plants. Off-road parking is provided by a tarmac driveway. To the left side of the driveway is a great potential space for any outdoor hobbies discerning buyers may have.



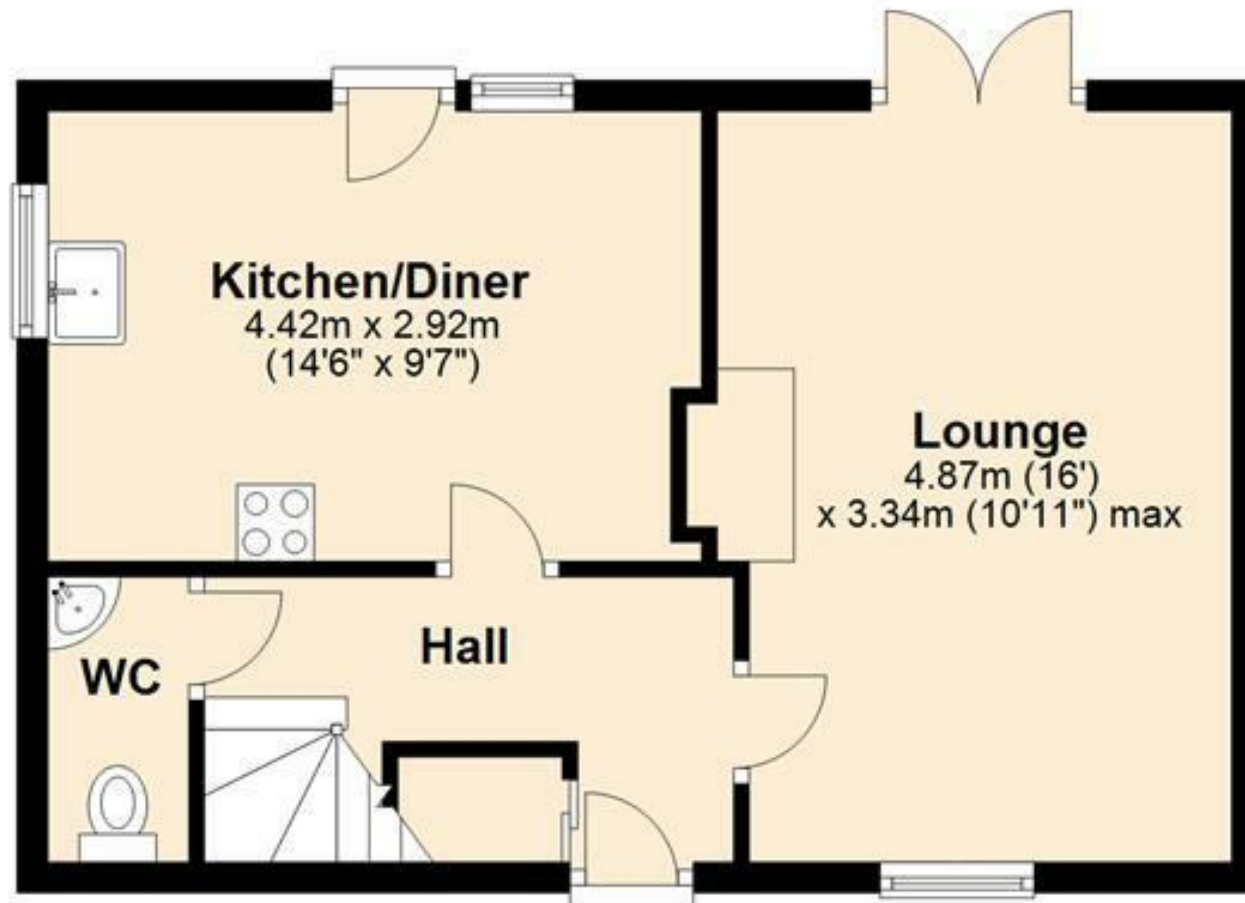








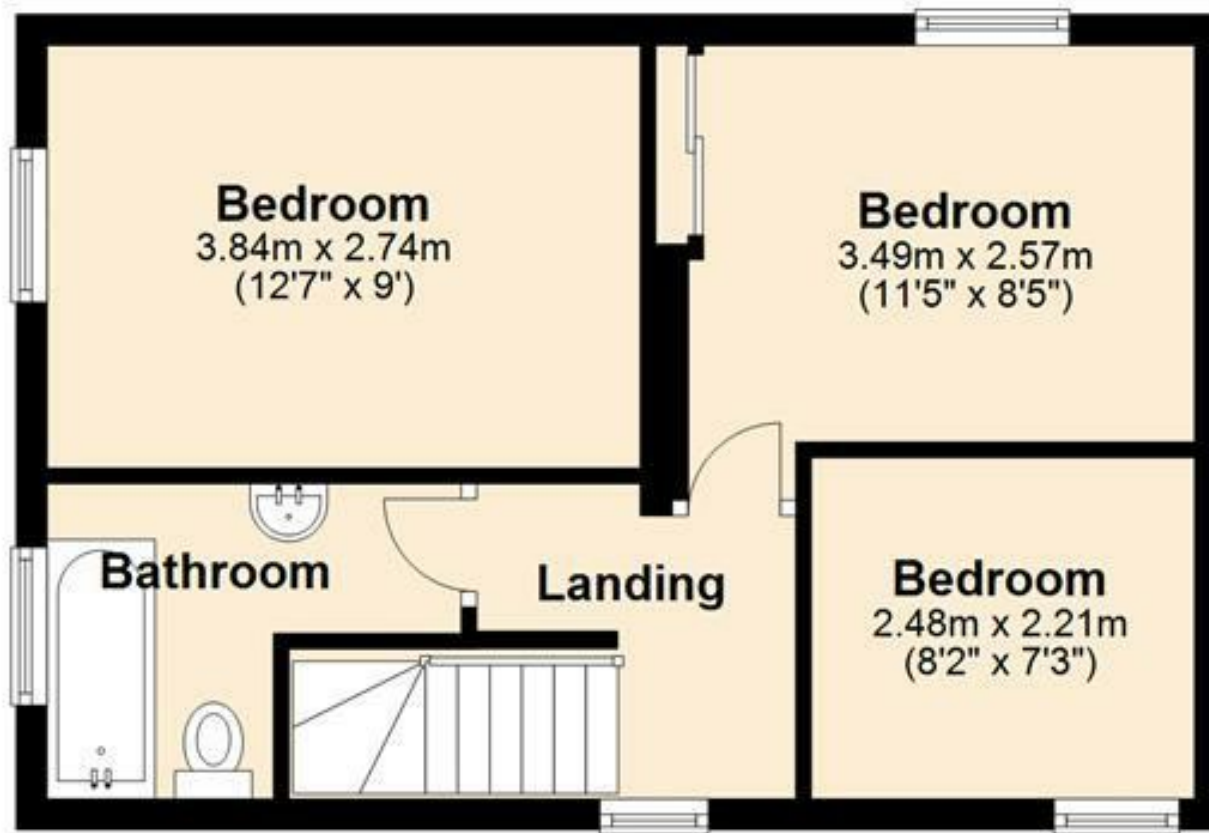
## Ground Floor

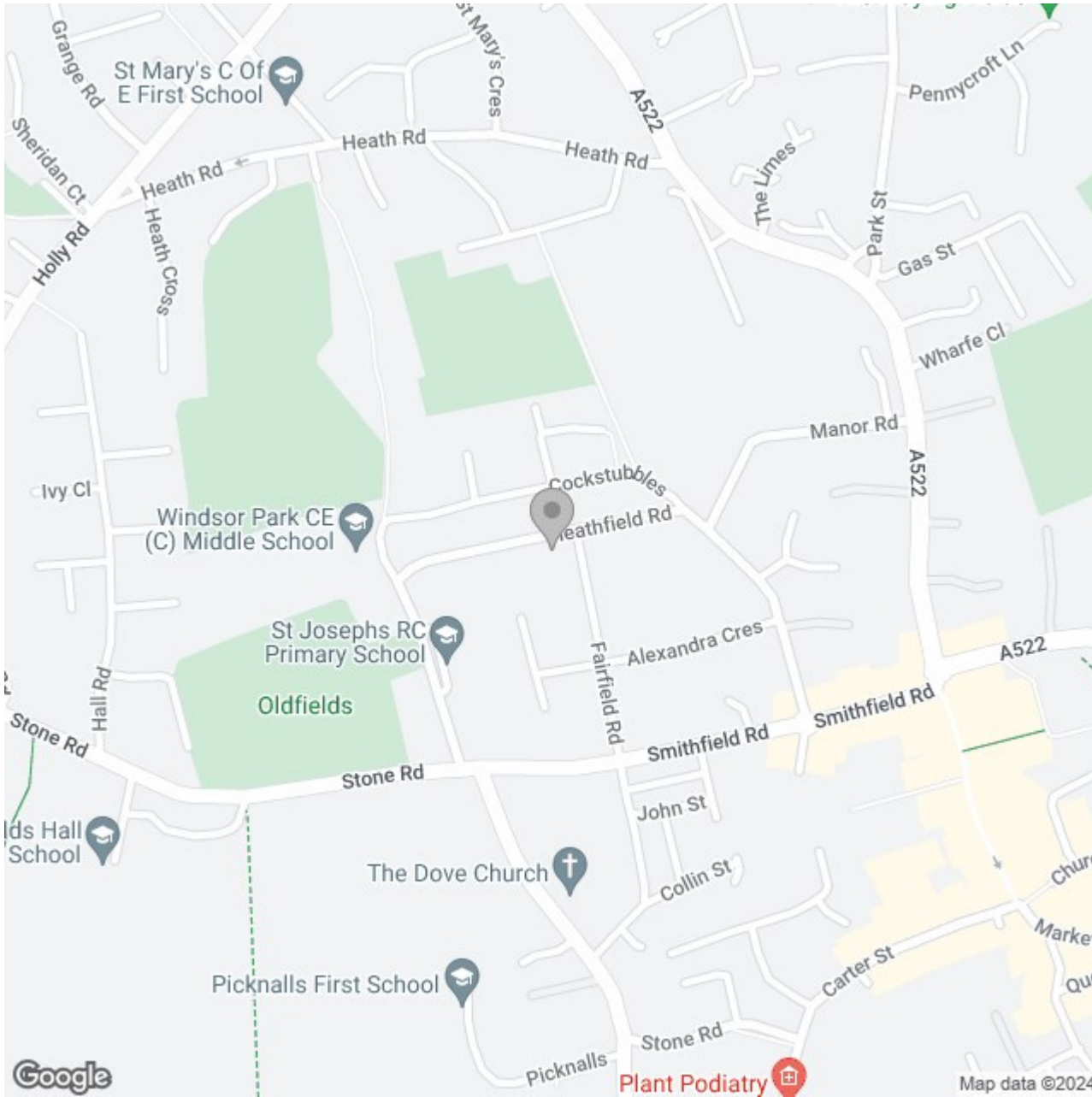


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## First Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	