





**\*\*\*\* CHARACTER COTTAGE**  
**\*\*\*\* Fully of charm and character, perfect for a first time buyer. The property benefits from upvc double glazing and a gas heating system and in brief offers a porch, lounge and fitted kitchen. Rear lobby, bathroom and two bedrooms. Fore garden and a rear garden. INTERNAL VIEWING IS HIGHLY RECOMMENDED.**

## PORCH

Upvc double glazed door into the porch with window and door to the lounge.

## LOUNGE

12'2 x 12'0

Upvc double glazed window to the front, radiator, wall mounted electric fire and a door to the kitchen.

## KITCHEN

9'9 x 8'11

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, under stairs storage cupboard, upvc double glazed window to the rear and doorway to the lobby. Stairs to the first floor.

## LOBBY

Door to the garden and a door to the bathroom.

## BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

12'2 x 10'2

Upvc doubled glazed window to the front and a radiator.



## BEDROOM 2

9'8 x 8'8

Upvc double glazed window to the rear, storage cupboard and radiator.

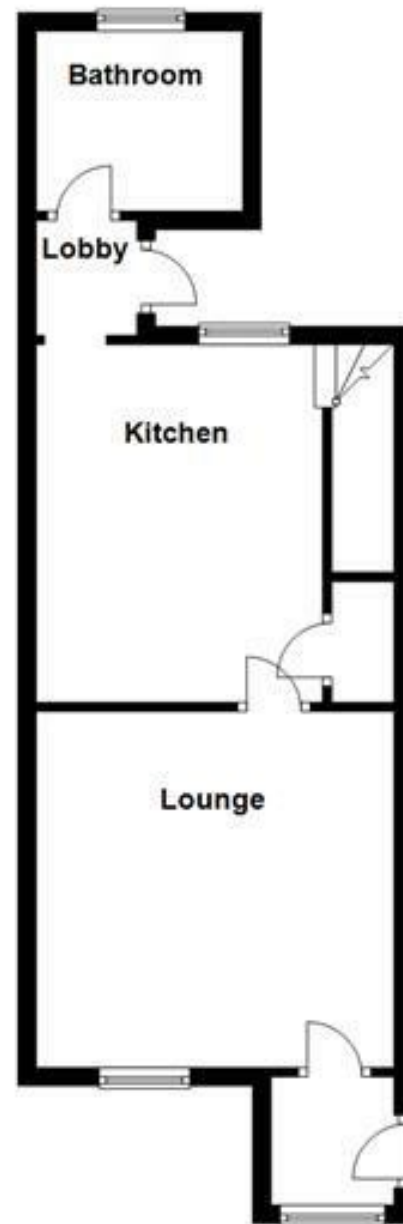
## OUTSIDE

Front fore garden and path to the porch. Rear yard area with a gate to the lawn and a summer house.

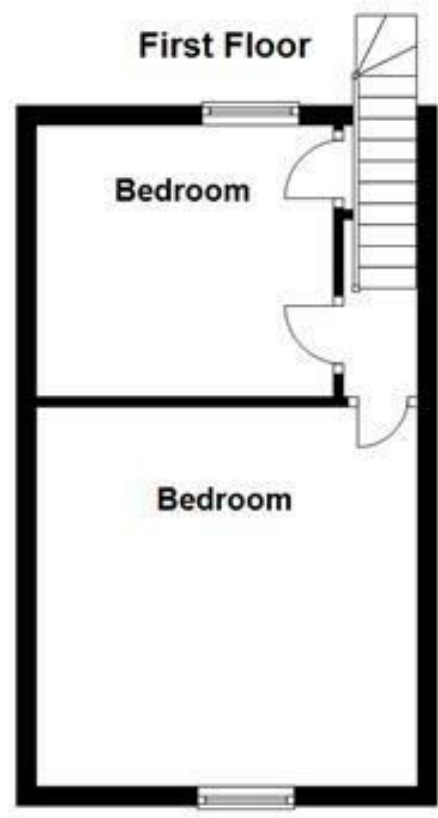


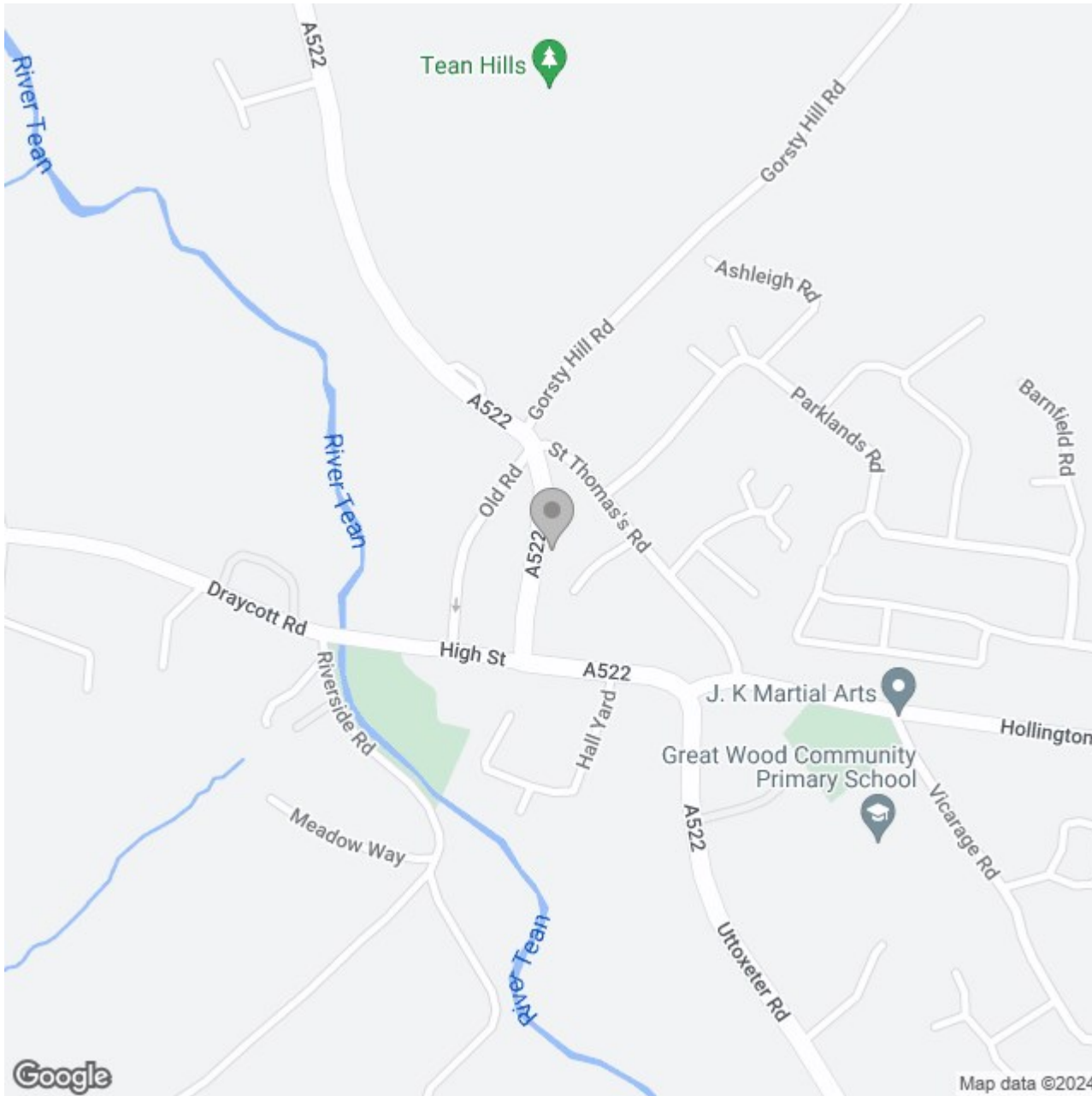


## Ground Floor



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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	