



75 Friesian Way

Uttoxeter, Uttoxeter, ST14 5FJ

No Chain

Recently reduced for a quick sale

For sale is a recently built, three-bedroom detached family home in the second phase of Bramshall Meadows Development. It is conveniently located near local amenities in Uttoxeter, which offers good schools, several supermarkets, independent shops, sports and leisure facilities including a cinema, ice rink, bowling alley, coffee houses, bars, and restaurants. The nearby A50 provides access to the M1 and M6, as well as to Stoke, Stafford, and Derby. Uttoxeter also benefits from a local railway station.

An internal inspection is essential to appreciate this well-presented property. The accommodation briefly includes:

Offers Over £299,950

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Entrance Hall

Outside

Cloaks/WC

Garage

Utility Room

Lounge

Kitchen/Diner

Landing

Bedroom One

En-suite

Bedroom Two

Bedroom Three

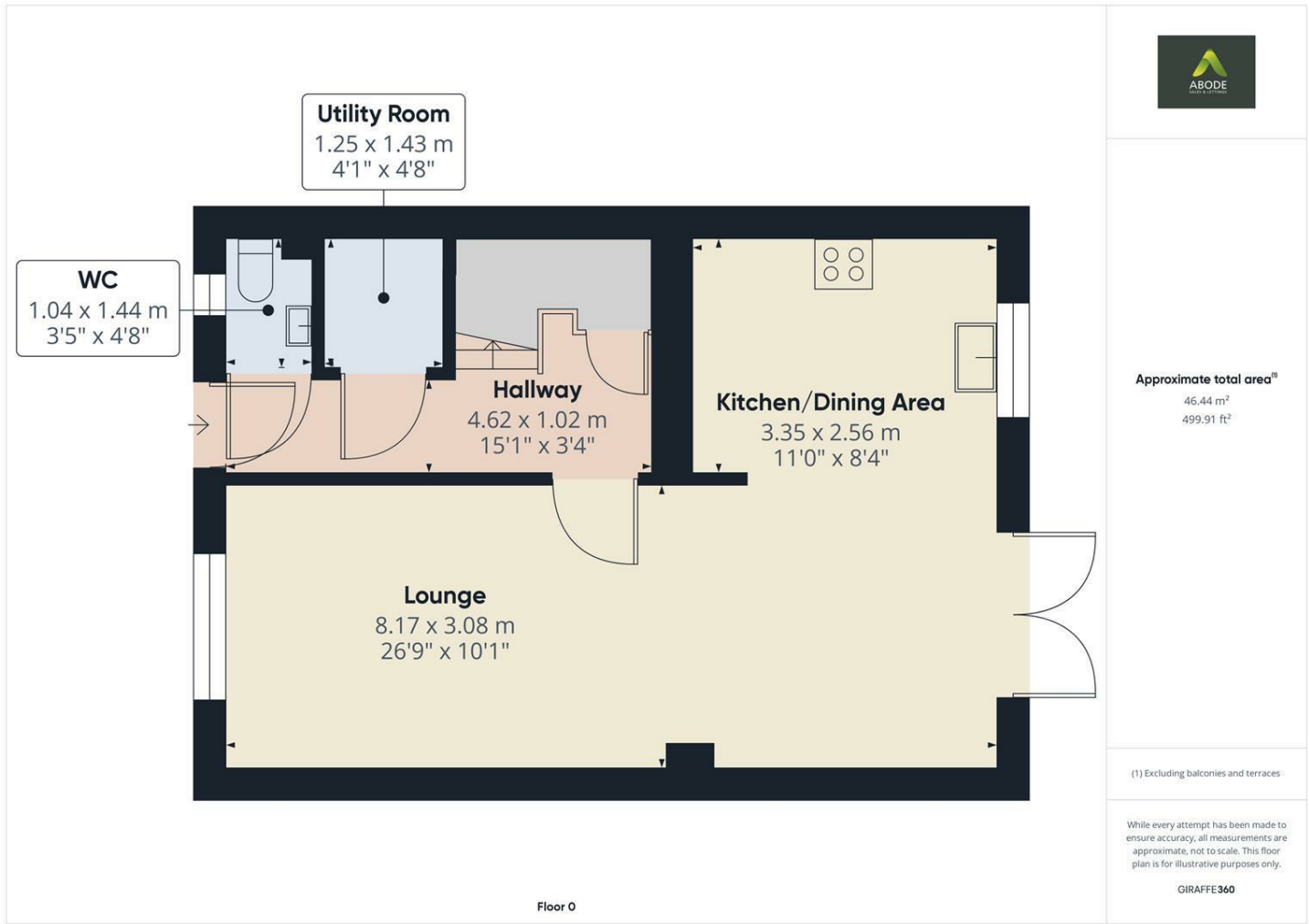
Family Bathroom



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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