







A two bedroom townhouse, situated within a popular location having good access to a range of local amenities and transports links. The property benefits from designated parking, two double bedrooms, family bathroom and an enclosed rear garden. Two designated parking spaces. Viewing is highly recommended strictly via appointment only.















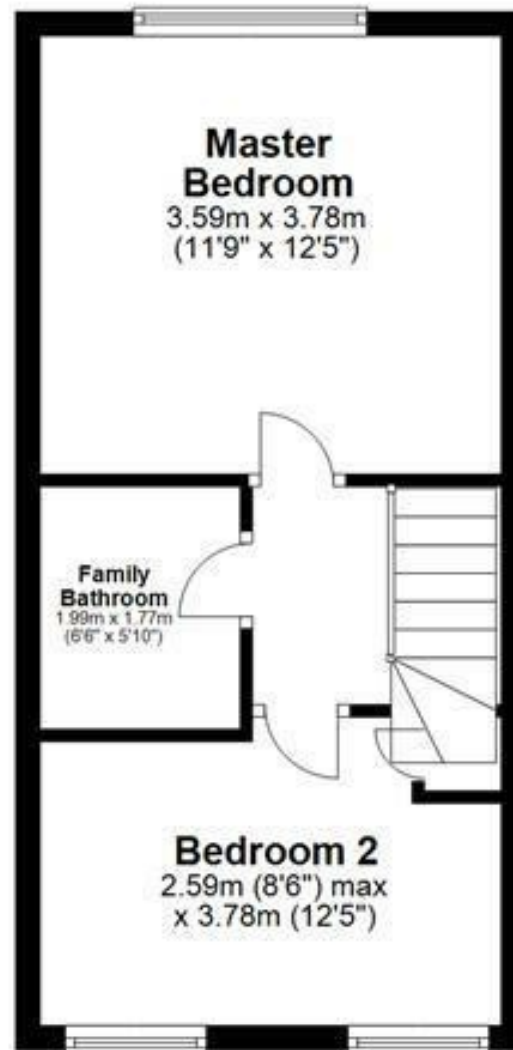






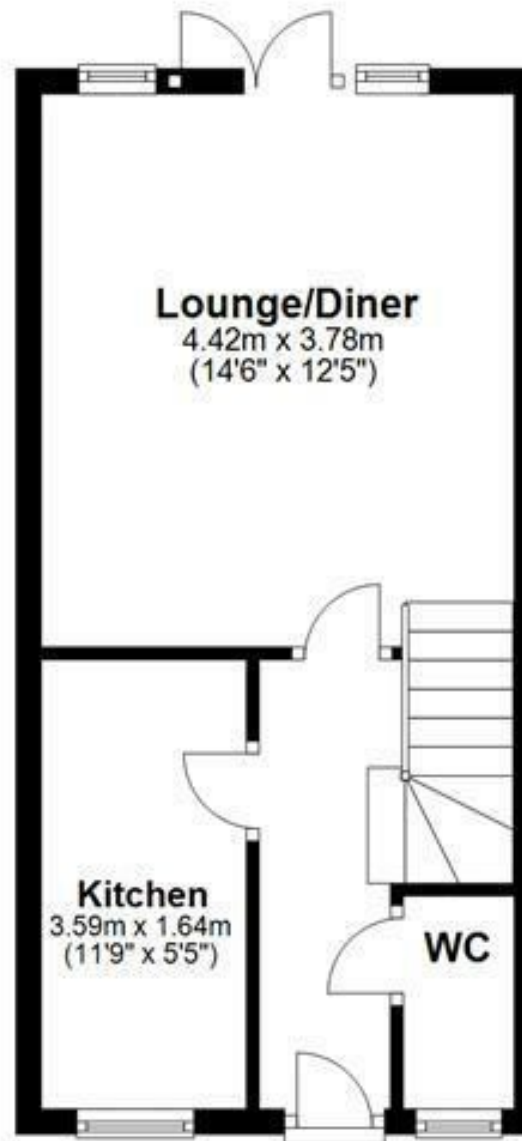


## First Floor

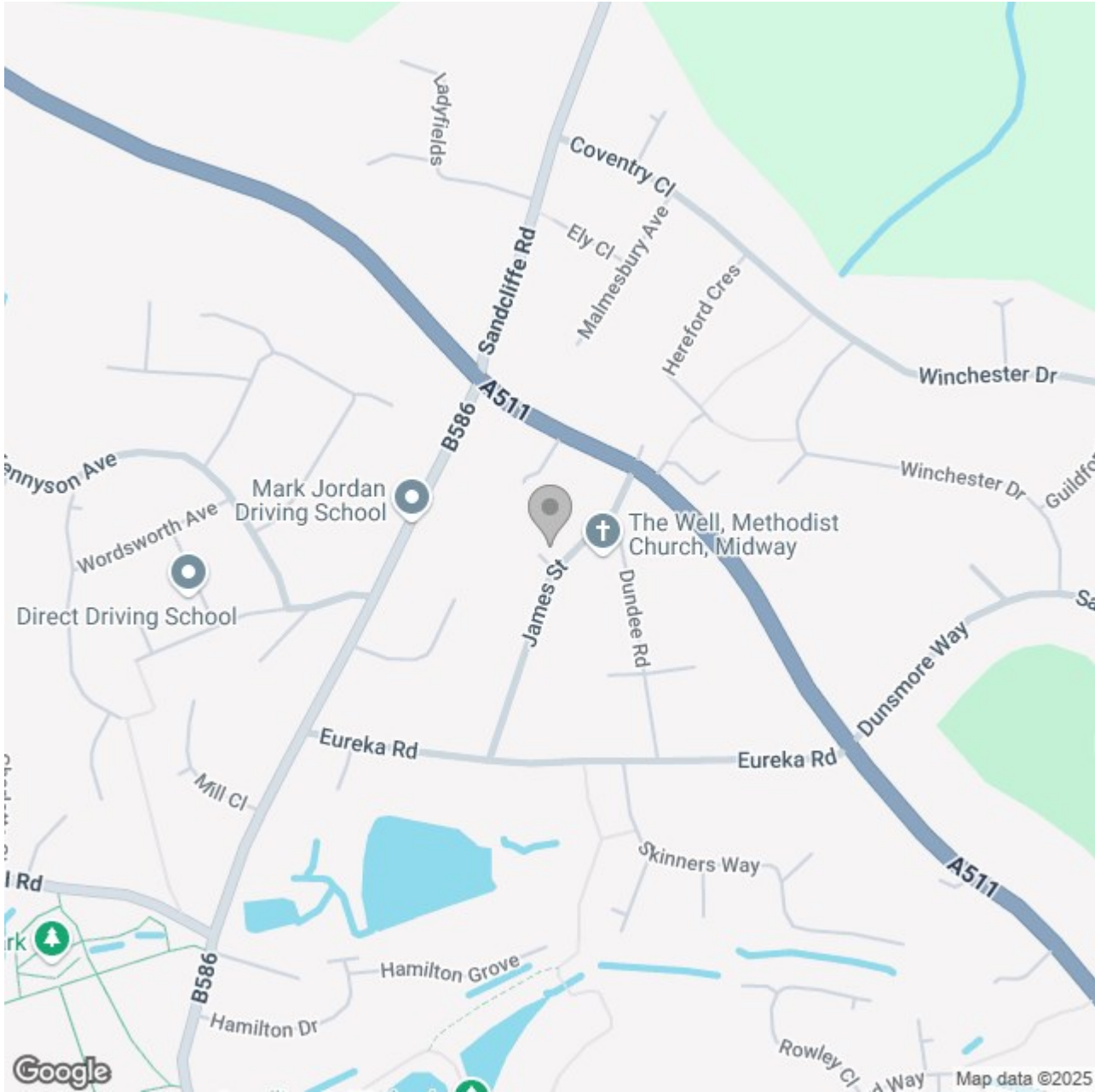




## Ground Floor



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.



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC