





Abode are delighted to offer for sale this beautifully presented, two bedroom terraced property, boasting off road parking and lovely features throughout. With an enclosed rear courtyard with outhouse providing storage, gas central heating and UPVC double glazing throughout.

The property is conveniently situated within close proximity to Uttoxeter Town Centre, its shops, schools and amenities.

In brief, the property comprises; entrance porch, lounge, kitchen, rear hallway and bathroom to the ground floor, and two double bedrooms to the first floor.

Being ideal for first time buyers or buy to let investors, an early viewing is **HIGHLY** recommended!



Entrance Porch

Tiled flooring, UPVC double glazed window to the front elevation, door leading in from driveway.

Lounge

Cornicing, UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl ceramic sink with draining board, space and plumbing for a washing machine and fridge, built in electric cooker with gas hob. UPVC double glazed window to the rear elevation, central heating radiator, panelled ceiling, access to the under stairs storage cupboard.

Rear Hallway

Access to the bathroom, door leading out into the rear garden.

Bathroom

White suite comprising;- bath with shower over and glass shower screen, wash hand basin and WC. UPVC double glazed frosted glass window to the rear elevation, tiled flooring and partially tiled walls, towel radiator, spot lighting, loft access.

Landing

Smoke detector.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.



Bedroom

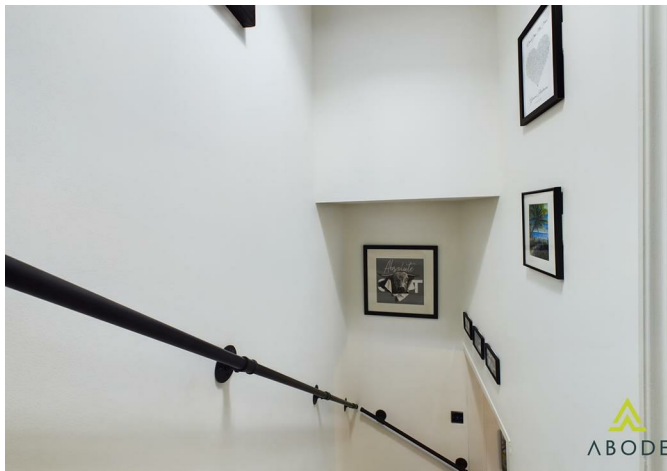
UPVC double glazed window to the rear elevation, central heating radiator, cupboard housing the Combi boiler, loft access.

Garden

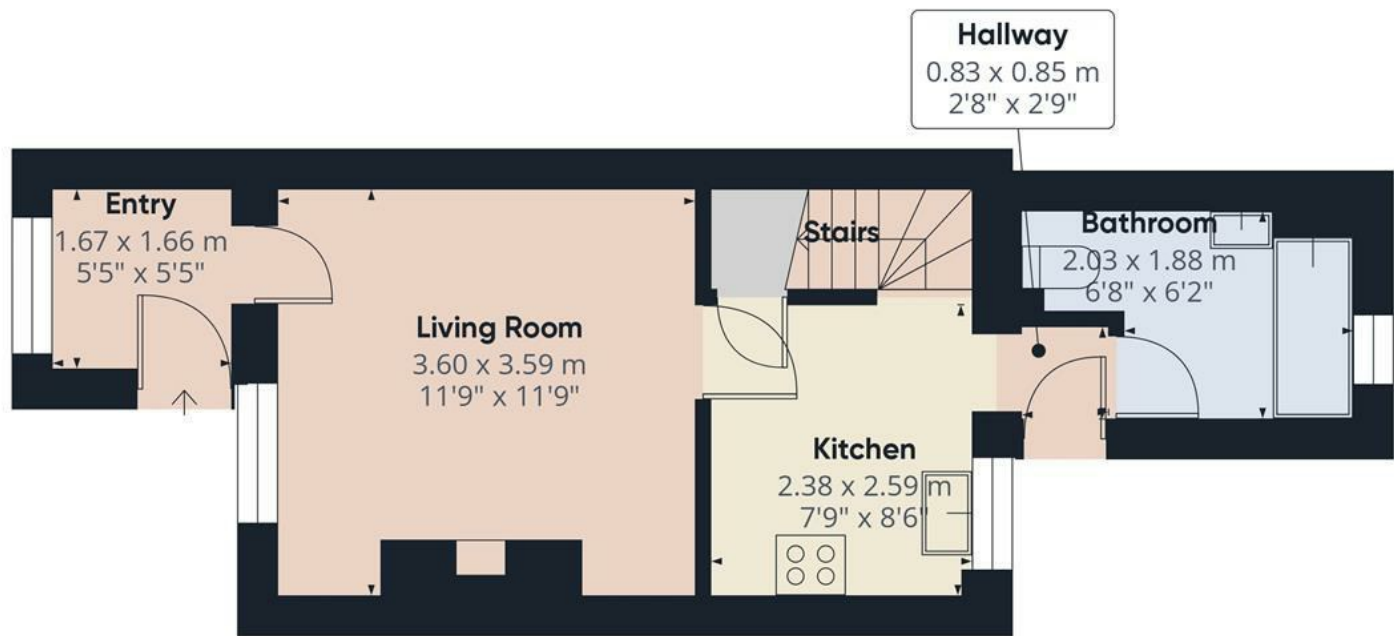
To the front of the property there is off road parking for multiple vehicles, mature hedge and feature borders. The low maintenance rear yard is block paved, with borders and access to the outhouse providing storage.



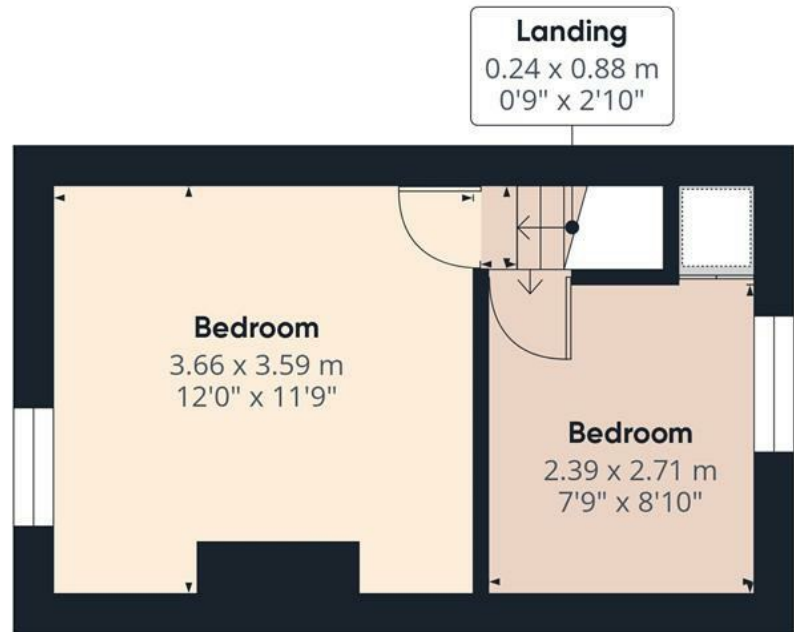








Floor 0



Floor 1

Approximate total area⁽¹⁾

47.93 m²

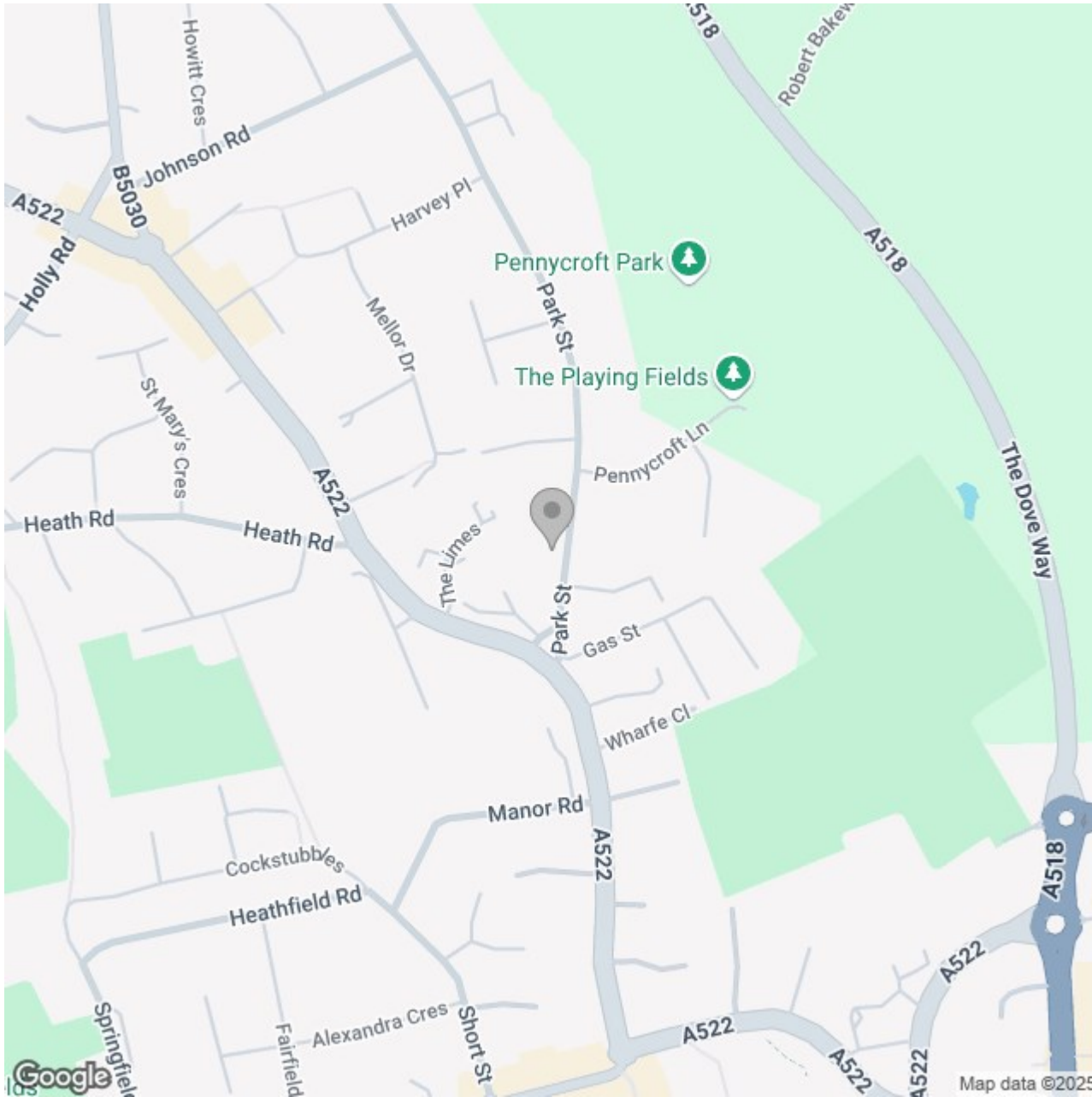
515.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(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 	