



## 56C Derby Road Utttoxeter, Utttoxeter, ST14 8EA

MODERN THREE-STOREY TWO-BEDROOM TOWNHOUSE WITH REAR PARKING – SPACIOUS LIVING – NO UPWARD CHAIN

Ideally located within walking distance of the town centre, this stylish two-bedroom townhouse offers modern living with uPVC double glazing and gas central heating. An excellent opportunity for first-time buyers or investors, the property features a well-designed layout, including an entrance hallway, fitted kitchen, lounge/diner, and a convenient cloaks/WC. The first floor boasts a master bedroom with en-suite facilities, while the second bedroom is situated on the top floor alongside the family bathroom.

The home is perfectly positioned close to a variety of amenities, including shops, schools, and a leisure centre, with easy access to the A50, connecting to major road networks. The Peak District is also just a short drive away. No chain.

Viewing is by appointment only.

£164,950

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Hallway

Kitchen

Cloaks/WC

Lounge/Diner

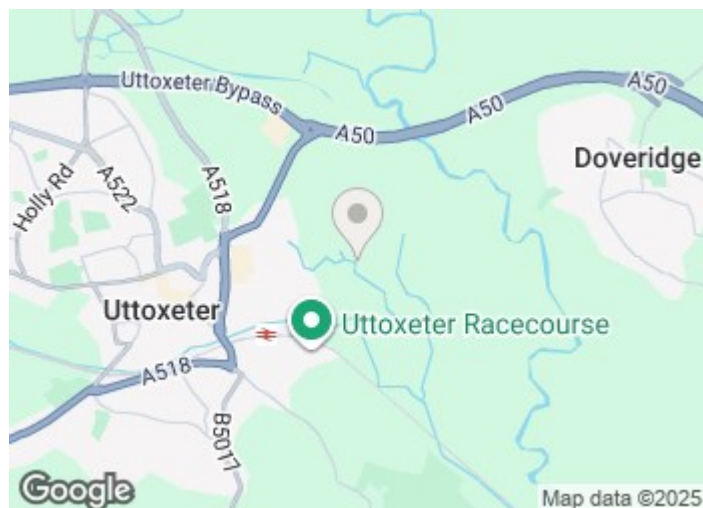
Landing

Bathroom

Bedroom One

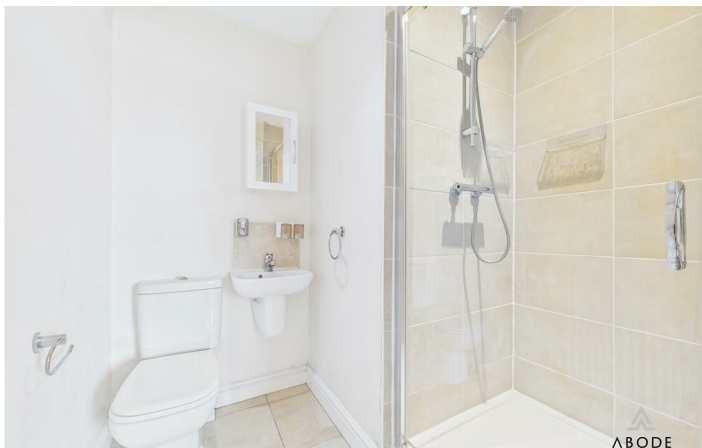
En-suite

Bedroom Two

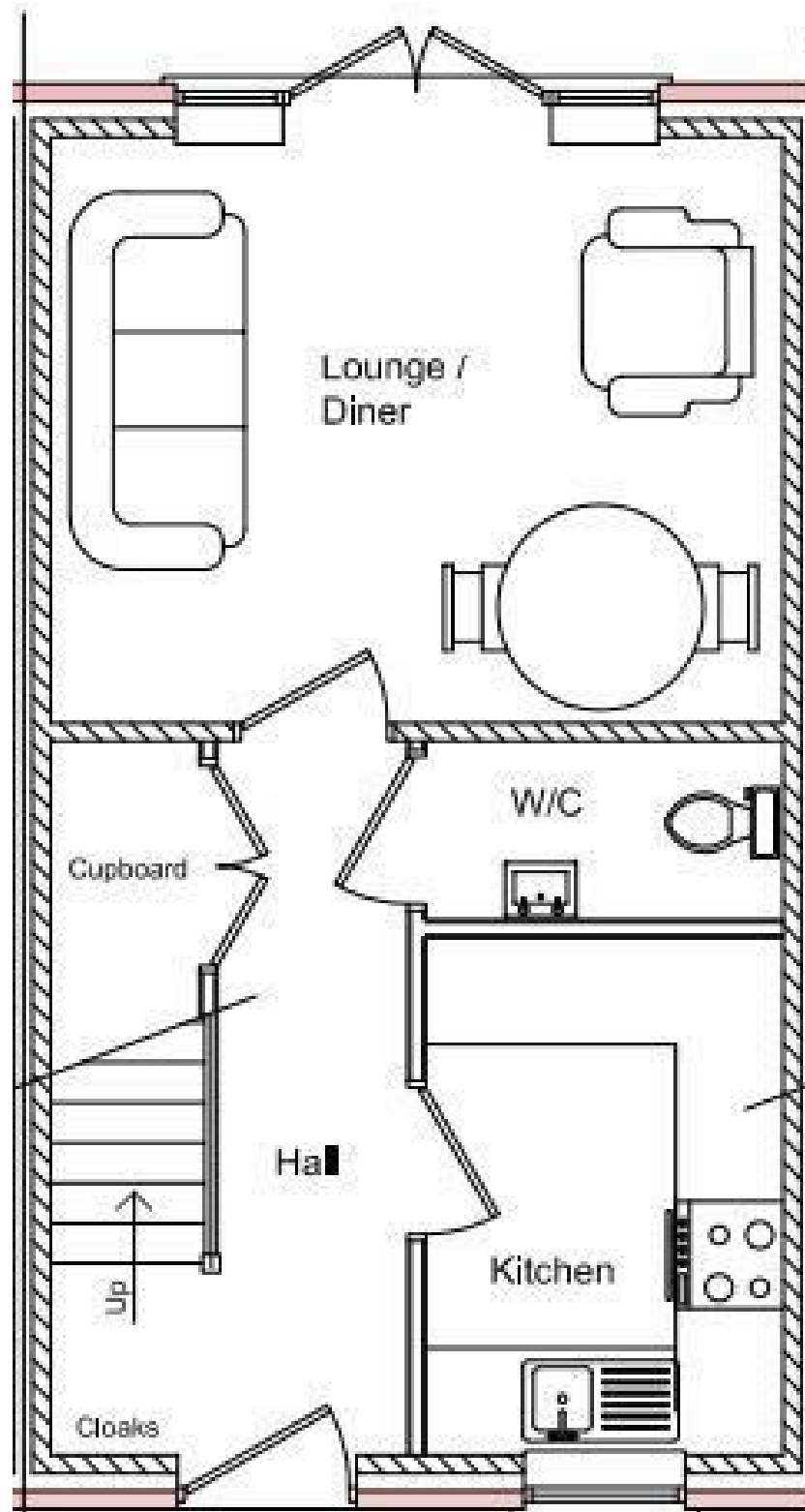


Directions





## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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	